

**ANNOTATED AGENDA
CITY COUNCIL MEETING
JUNE 10, 2015
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBER, CITY HALL
DALLAS, TEXAS 75201
9:10 A. M. – 1:32 P.M.
[15-1040; HELD]**

Invocation and Pledge of Allegiance (Council Chamber)

Agenda Item/Open Microphone Speakers
[15-1041]

VOTING AGENDA

1. Approval of Minutes of the May 27, 2015 City Council Meeting
[15-1042; APPROVED]

CONSENT AGENDA
[15-1043; APPROVED]

Business Development & Procurement Services

2. Authorize a three-year service contract for electric motor repair services - Evans Enterprises, Inc., lowest responsible bidder of three - Not to exceed \$3,370,854 - Financing: Current Funds (\$160,804), Water Utilities Current Funds (\$3,124,550) and Aviation Current Funds (\$85,500) (subject to annual appropriations)
[15-1044; APPROVED]
3. Authorize a five-year service contract, with three one-year renewal options, for maintenance and support of a large scale hazardous containment system for Aviation - CP&Y, Inc., only proposer - Not to exceed \$1,356,216 - Financing: Aviation Current Funds (subject to annual appropriations)
[15-1045; APPROVED]
4. Authorize a five-year professional services contract for audit of the City's financial operations and grant activities - Grant Thornton, LLP, most advantageous proposer of five - Not to exceed \$4,459,678 - Financing: Current Funds (subject to annual appropriations)
[15-1046; APPROVED]

CONSENT AGENDA (Continued)

Business Development & Procurement Services (Continued)

5. Authorize **(1)** the rejection of bids received for scale repair and maintenance for various City weigh stations; and **(2)** the re-advertisement for new bids - Financing: No cost consideration to the City
[15-1047; APPROVED]

6. Authorize an increase to the master agreement for industrial equipment, tools and supplies with Simba Industries in the amount of \$366,241, from \$1,464,965 to \$1,831,206, SID Tool Co., Inc. dba MSC Industrial Supply Co. in the amount of \$356,257, from \$1,425,028 to \$1,781,285, Colonial Hardware Corporation in the amount of \$158,208, from \$632,835 to \$791,043, Fort Worth Bolt & Tool Co. in the amount of \$126,387, from \$505,550 to \$631,937, Midway Auto Supply Co. in the amount of \$68,513, from \$274,053 to \$342,566, Big D Supply & Tool Center in the amount of \$40,461, from \$161,845 to \$202,306, McGee Company in the amount of \$21,275, from \$85,100 to \$106,375, Joe Jeter Sales in the amount of \$19,197, from \$76,790 to \$95,987, Tom Loftus, Inc. dba Austin Turf & Tractor in the amount of \$16,117, from \$64,470 to \$80,587, Richardson Saw & Lawnmower in the amount of \$15,875, from \$63,500 to \$79,375, Fastenal Co. in the amount of \$1,575, from \$6,300 to \$7,875 and Evco Partners LP dba Burgoon Company in the amount of \$1,250, from \$5,000 to \$6,250 - Total not to exceed \$1,191,356, from \$4,765,436 to \$5,956,792 - Financing: Current Funds (\$609,585), Water Utilities Current Funds (\$488,394), Aviation Current Funds (\$56,041) and Stormwater Drainage Management Current Funds (\$37,336)
[15-1048; APPROVED]

7. Authorize **(1)** supplemental agreement no. 4 to increase the contract for additional Microsoft software licenses in the amount of \$683,147, from \$6,852,945 to \$7,536,092; and **(2)** the renewal of a five-year enterprise agreement for Microsoft software and services in the amount of \$16,788,927 - SHI Government Solutions, Inc., through the State of Texas Department of Information Resources - Total not to exceed \$17,472,074 - Financing: Current Funds (subject to annual appropriations)
[15-1049; APPROVED]

City Controller's Office

8. Authorize the approval, for purposes of the Internal Revenue Code, of the project located in the City of Dallas benefitting The Dallas Arboretum & Botanical Society, Inc., to be financed by the issuance of tax exempt revenue bonds by the Red River Cultural Education Facilities Finance Corporation in an amount not to exceed \$35,000,000 - Financing: No cost consideration to the City
[15-1050; APPROVED AS AN INDIVIDUAL ITEM]

CONSENT AGENDA (Continued)

City Controller's Office (Continued)

9. A resolution authorizing: **(1)** the issuance and sale of Love Field Airport Modernization Corporation General Airport Revenue Bonds, Series 2015; in an aggregate principal amount not to exceed \$130,000,000 ("2015 Aviation Revenue Bonds"); and **(2)** enacting other provisions in connection therewith - Financing: No cost consideration to the City
[15-1051; APPROVED]

Housing/Community Services

10. Authorize the first of two twelve-month renewal options to the Memorandum of Understanding (MOU) between the City of Dallas and HHF Eban Village I & II, LLC herein referred to as Eban Village to provide project-based affordable housing to the Gateway to Permanent Supportive Housing Program for the term June 1, 2015 through September 30, 2016 - Financing: No cost consideration to the City
[15-1052; APPROVED]
11. Authorize an amendment to Resolution No. 15-0272, previously approved on February 11, 2015, with the Department of State Health Services, Office of Title V and Family Health, Division for Family and Community Health Services and the City of Dallas Women, Infants and Children Program for the development and implementation of a Lactation Resource and Training Center Strategic Expansion Program to revise the contract to April 1, 2015 through August 31, 2016; and revise Schedule A - Financing: This action has no additional cost consideration to the City
[15-1053; APPROVED]

Office of Cultural Affairs

12. Authorize a contract with the Museum of African American Life and Culture for services provided to the City through the Cultural Services Contracts Program for the period October 1, 2014 through September 30, 2015 - Not to exceed \$110,418 - Financing: Current Funds
[15-1054; APPROVED]

Office of Financial Services

13. Authorize **(1)** final adoption of the FY 2015-16 HUD Consolidated Plan Budget for U.S. Department of Housing and Urban Development Grant Funds in an estimated amount of \$24,261,552 for the following programs and estimated amounts: **(a)** Community Development Block Grant in the amount of \$13,457,745; **(b)** HOME Investment Partnerships Program in the amount of \$3,956,627; **(c)** Emergency Solutions Grant in the amount of \$1,209,806; and **(d)** Housing Opportunities for Persons with AIDS in the amount of \$5,637,374; and **(2)** adoption of the FY 2014-15 Reprogramming Budget in the amount of \$1,410,006 - Financing: No cost consideration to the City
[15-1055; APPROVED]

CONSENT AGENDA (Continued)

Office of Management Services

14. Authorize **(1)** an application for and acceptance of the FY2015 Edward Byrne Memorial Justice Assistance Grant from the U.S. Department of Justice to be used for a broad range of activities to help control and prevent crime, and to improve the criminal justice system for the period October 1, 2014 through September 30, 2018; **(2)** execution of the Fiscal Agency and Funds Sharing Agreement between the City of Dallas, Dallas County and eligible units of local government; and **(3)** execution of the grant agreement - Not to exceed \$834,930 - Financing: U.S. Department of Justice Grant Funds
[15-1056; APPROVED]

Police

15. Authorize an amendment to the Memorandum of Understanding (MOU) with the Dallas Children's Advocacy Center to establish general guidelines for agencies involved in the investigation of physical or sexual child abuse - Financing: No cost consideration to the City
[15-1057; APPROVED]

Public Works Department

16. Authorize Supplemental Agreement No. 2 to the professional services contract with Freese and Nichols, Inc. for additional engineering services for revisions to stormwater alignments and adjustments to a water line for the South Lamar Street, from Interstate 45 to Emery Street project - Not to exceed \$106,200, from \$790,243 to \$896,443 - Financing: 2012 Bond Funds (\$88,644) and Water Utilities Capital Improvement Funds (\$17,556)
[15-1058; APPROVED]

Sanitation Services

17. Authorize **(1)** Supplemental Agreement No. 2 to the contract with Biggs & Mathews Environmental, Inc. to exercise the first of three, twelve-month renewal options to the professional engineering contract for hydrogeology and groundwater monitoring at McCommas Bluff landfill, Northeast Transfer Station, Northwest Transfer Station and Southwest Transfer Station and waste cell design and construction oversight at McCommas Bluff Landfill; **(2)** an amendment to the estimated annual scope of services to revise the schedule for the waste cell construction originally scheduled for year four to year three in the amount of \$577,790; and **(3)** an increase in appropriations in the amount of \$427,122, from \$9,010,338 to \$9,437,460 in the Sanitation Capital Improvement Funds - Total not to exceed \$577,790, from \$417,640 to \$995,430 - Financing: Current Funds (\$150,668) and Sanitation Capital Improvement Funds (\$427,122) (subject to annual appropriations)
[15-1059; APPROVED]

CONSENT AGENDA (Continued)

Street Services

18. Authorize **(1)** an Interlocal Agreement with the Texas Department of Transportation (TxDOT) to provide reimbursement of material and labor costs for traffic signal improvements at the intersection of U.S. Highway 175 and S. M. Wright Freeway; and **(2)** the establishment of appropriations in the amount of \$23,712 in the Texas Department of Transportation Grant Fund - Not to exceed \$23,712 - Financing: Texas Department of Transportation Grant Funds
[15-1060; APPROVED]

19. Authorize **(1)** an amendment to the Local Project Advance Funding Agreement (LPAFA) with the Texas Department of Transportation for the design, testing, and implementation of new communication technologies at various citywide locations; **(2)** an increase in appropriations in the amount of \$425,600 in the Texas Department of Transportation Grant Fund; and **(3)** an increase in a required local match in the amount of \$106,400 - Total not to exceed \$532,000, from \$2,500,000 to \$3,032,000 - Financing: Texas Department of Transportation Grant Funds (\$425,600) and 2006 Bond Funds (\$106,400)
[15-1061; APPROVED]

Sustainable Development and Construction

20. An ordinance granting a revocable license to CH Realty VI/R Dallas Preston Ctr, L.P., for the use of approximately 2,852 square feet of surface and aerial space to install and maintain a pedestrian skybridge and four support columns on and over a portion of Westchester Drive right-of-way located near its intersection with Berkshire Lane - Revenue: \$23,636 annually, plus the one-time \$20 ordinance publication fee
[15-1062; DEFERRED PRIOR TO THE MEETING IN ACCORDANCE WITH THE CITY COUNCIL RULES OF PROCEDURE BY COUNCILMEMBER GATES UNTIL JUNE 17, 2015]

21. An ordinance abandoning a portion of a water main easement to Commodore Partners, Ltd., the abutting owner, containing approximately 4,050 square feet of land, located near the intersection of North Central Expressway and Meadow Road - Revenue: \$5,400, plus the \$20 ordinance publication fee
[15-1063; APPROVED; ORDINANCE 29755]

22. An ordinance abandoning a portion of a sanitary sewer easement to Royal Oaks Country Club, Inc., the abutting owner, containing approximately 3,881 square feet of land, located near the intersection of Greenville Avenue and Meadow Road - Revenue: \$5,400, plus the \$20 ordinance publication fee
[15-1064; APPROVED; ORDINANCE 29756]

ITEMS FOR INDIVIDUAL CONSIDERATION

City Secretary's Office

23. 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)

[15-1065; INDIVIDUAL APPOINTMENT MADE TO BOARDS AND COMMISSIONS]

Business Development & Procurement Services

24. Authorize **(1)** a three-year master agreement for the purchase of fitness and exercise equipment for use throughout the City - Comm-Fit LP in the amount of \$1,418,400 or \$1,368,400 **(Tie Bid - Line 14)**, Team Marathon Fitness, Inc. dba Marathon Fitness in the amount of \$323,000, Fitcorp USA, Inc. dba Busy Body, Fitness HQ in the amount of \$257,250 and Fit Supply, LLC in the amount of \$50,000 or \$0 **(Tie Bid - Line 14)**, lowest responsible bidders of four; and **(2)** a three-year master agreement for the purchase of fitness and exercise equipment for use throughout the City - Life Fitness, a division of Brunswick Corporation in the amount of \$555,000, through the Texas Multiple Award Schedule - Total not to exceed \$2,553,650 - Financing: Current Funds (\$1,546,900), Fitness Center Funds (\$945,000), Texas Higher Education Coordinating Board Funds (\$60,000) and Water Utilities Current Funds (\$1,750)

[15-1066; APPROVED]

Trinity Watershed Management

25. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from State Fair of Texas, Inc., of a subsurface easement under approximately 6,961 square feet of land located near the intersection of Washington Avenue and Herndon Drive for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$3,392 (\$1,392 plus closing costs and title expenses not to exceed \$2,000) - Financing: General Obligation Commercial Paper Funds

[15-1067; APPROVED]

26. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from State Fair of Texas, Inc., of a subsurface easement under approximately 20,480 square feet of land located between Fitzhugh Avenue and Foreman Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$6,096 (\$4,096 plus closing costs and title expenses not to exceed \$2,000) - Financing: General Obligation Commercial Paper Funds

[15-1068; APPROVED]

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

Trinity Watershed Management (Continued)

27. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from State Fair of Texas, Inc., of a subsurface easement under approximately 59,746 square feet of land located near the intersection of Fitzhugh Avenue and Gaisford Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$13,949 (\$11,949 plus closing costs and title expenses not to exceed \$2,000) - Financing: General Obligation Commercial Paper Funds
[15-1069; APPROVED]

ITEMS FOR FURTHER CONSIDERATION

Sustainable Development and Construction

28. Authorize the first amendment to the Option Contract with LCS Land Partners II, Ltd. previously approved by Resolution No. 97-3998 on December 10, 1997 for a tract of land located near the intersection of Akard and Payne Streets to **(1)** change the effective date of the Option Period to the passage of this amendment; and **(2)** change the Purchase Price to \$655,000 - Financing: No cost consideration to the City
[15-1070; APPROVED]

DESIGNATED PUBLIC SUBSIDY MATTERS

Economic Development

**Neighborhood Empowerment Zone and
Real Property Tax Abatement Authorization**

Note: Item Nos. 29 and 30
must be considered collectively.

29. * A resolution designating the approximately 10.75 acres of property located at 4895 Mountain Creek Parkway in Dallas, Texas as City of Dallas Neighborhood Empowerment Zone No. 3 ("City of Dallas NEZ No. 3"), pursuant to Chapter 378 of the Local Government Code to promote an increase in economic development in the zone, establishing the boundaries of the Neighborhood Empowerment Zone and providing for an effective date - Financing: No cost consideration to the City
[15-1071; APPROVED]

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

DESIGNATED PUBLIC SUBSIDY MATTERS (Continued)

Economic Development (Continued)

**Neighborhood Empowerment Zone and
Real Property Tax Abatement Authorization**

Note: Item Nos. 29 and 30
must be considered collectively.

30. * Authorize a real property tax abatement agreement with TC MT. CREEK DEVELOPMENT PARTNERS, LP, a Texas limited partnership, for the purpose of granting an eight year tax abatement of 75 percent of the taxes on added value to the real property for a speculative warehouse development consisting of approximately 192,000 square feet located on approximately 10.74 acres at the Northwest corner of Mountain Creek Parkway and Interstate 20 in Dallas, Texas, within City of Dallas NEZ No. 3, pursuant to Chapter 378 of the Local Government Code and in accordance with the City's Public/Private Partnership Guidelines and Criteria - Revenue: First year revenue estimated at \$15,940; eight-year revenue estimated at \$127,520 (Estimated revenue foregone for eight-year real property tax abatement estimated at \$382,560)
[15-1072; APPROVED]

**Extension of Public Parking Lease Agreement
at DalPark Garage**

Note: Item Nos. 31 and 32
must be considered collectively.

31. * Authorize an extension to the Parking Agreement with DalPark Partners, Ltd, owner of the DalPark Garage, previously authorized by Resolution No. 03-1923 on June 25, 2003, and previously amended by Resolution No. 10-1352 on May 26, 2010, in Tax Increment Financing Reinvestment Zone Number Five (City Center TIF District) for the lease of 150 public parking spaces in the DalPark Garage for an additional five-year period commencing July 1, 2015 (pursuant to the Option Term previously authorized by Resolution No. 10-1352) in an amount not to exceed \$900,000 (not to exceed \$15,000 monthly) - Not to exceed \$900,000 - Financing: City Center TIF District Funds
[15-1073; APPROVED]
32. * Authorize the receipt and deposit of all of the City's share of monthly parking revenues (estimated monthly average parking revenue of \$11,666) from DalPark Partners, Ltd during the additional five-year period commencing July 1, 2015 - Estimated Parking Revenue: \$700,000
[15-1074; APPROVED]

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

DESIGNATED PUBLIC SUBSIDY MATTERS (Continued)

Economic Development (Continued)

33. Authorize an amendment to the development agreement with Billingsley LD, Ltd., for Cypress Waters Phase I to: **(1)** redirect approximately \$206,681 in savings from roadways to the temporary public safety building; **(2)** extend the deadlines for completion of the improvements and the execution of an operating and maintenance agreement for Phase I by seven months from December 31, 2014 to July 31, 2015; and **(3)** make minor design changes to the location of the private development and the final design of the public improvements - Financing: No cost consideration to the City
[15-1075; APPROVED]

34. Authorize execution of a development agreement with Billingsley LD, Ltd., pursuant to an amendment to Resolution No. 12-2781, previously approved on November 14, 2012, for Cypress Waters Phase 2, to: **(1)** move Saintsbury Street construction and utility construction from Phase 2c to Phase 2a; **(2)** extend various project deadlines; **(3)** clarify that the developer will be eligible for reimbursement of each phase upon completion of, and fulfillment of all requirements for each phase; and **(4)** make minor design changes to the final design of the public improvements - Financing: No cost consideration to the City
[15-1076; APPROVED]

35. Authorize various amendments to the development agreement with PetroCorrigan Towers, LP, for the redevelopment of the Tower Petroleum (1907 Elm Street) and Corrigan Tower (1900 Pacific Avenue) buildings located in Tax Increment Financing Reinvestment Zone Eleven (Downtown Connection TIF District) to: **(1)** increase TIF incentives by \$9,700,000 from \$10,300,000 to an amount not exceed \$20,000,000, of which \$19,500,000 is in the form of an Economic Development TIF Grant, in consideration of an increase in private investment; **(2)** separate the project into two phases; **(3)** change the use of the buildings from residential to hotel, retail, and/or restaurant use in the Tower Petroleum building and commercial, retail, restaurant and/or residential uses in the Corrigan Tower building; and **(4)** amend project requirements and deadlines to reflect the change in project scope - Not to exceed \$9,700,000 - Financing: Downtown Connection TIF District Funds
[15-1077; APPROVED]

Housing/Community Services

36. Authorize a housing development loan in an amount not to exceed \$540,000 with Dallas Area Habitat for Humanity for construction of 18 affordable single family homes for the Joppa Neighborhood Project to be located on scattered sites in the Joppa Neighborhood area - Not to exceed \$540,000 - Financing: 2014-15 HOME Investment Partnership Program Grant Funds
[15-1078; APPROVED]

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

DESIGNATED PUBLIC SUBSIDY MATTERS (Continued)

Housing/Community Services (Continued)

37. Authorize a housing development loan in an amount not to exceed \$112,000 with Southfair Community Development Corporation, a certified Community Housing Development Organization, for construction of two affordable single family homes located at 2800 Park Row - Not to exceed \$112,000 - Financing: 2002-03 HOME Funds (\$60,000) and 2005-06 HOME Funds (\$52,000)
[15-1079; APPROVED]
38. Authorize a housing development loan in an amount not to exceed \$320,000 with South Dallas Fair Park/Innercity Community Development Corporation, a certified Community Housing Development Organization, for construction of five affordable single family homes located on scattered sites in the Fair Park area - Not to exceed \$320,000 - Financing: 2005-06 HOME Funds
[15-1080; APPROVED]

PUBLIC HEARINGS AND RELATED ACTIONS

Sustainable Development and Construction

ZONING CASES - CONSENT

[15-1081; APPROVED]

39. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 456 along the south line of Forest Lane, the north line of Stults Road, west of Shepherd Road
Recommendation of Staff and CPC: Approval, subject to a conceptual plan, development plan for Subareas A and B, development plan for Subarea C, Phase I, and conditions
Z145-166(WE)
[15-1082; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 29757]
40. A public hearing to receive comments regarding an application for and an ordinance granting a CS Commercial Service District and a resolution accepting the deed restrictions volunteered by the applicant on property zoned a CR Community Retail District southeast of Cayuga Drive, northeast of Naylor Street, and north of Peavy Road
Recommendation of Staff and CPC: Approval with deed restrictions volunteered by the applicant
Z145-177(SM)
[15-1083; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 29758]

PUBLIC HEARINGS AND RELATED ACTIONS

Sustainable Development and Construction

ZONING CASES – CONSENT (Continued)

41. A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1881 for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842, on the northwest corner of Bell Avenue and Greenville Avenue
Recommendation of Staff and CPC: Approval for a four-year period, subject to conditions
Z145-189(AF)
[15-1084; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 29759]

42. A public hearing to receive comments regarding an application for and an ordinance granting an NO(A) Neighborhood Office District on property zoned an R-7.5(A) Single Family District, at the southeast corner of West 10th Street and South Marlborough Avenue
Recommendation of Staff and CPC: Approval
Z145-197(AF)
[15-1085; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 29760]

43. A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1785 for an alcoholic beverage establishment limited to a bar, lounge, or tavern on property zoned Planned Development District No. 85 on the east corner of Greenville Avenue and Pineland Drive
Recommendation of Staff and CPC: Approval for a three-year period with eligibility for automatic renewal for one additional three-year period, subject to conditions
Z145-198(CG)
[15-1086; HEARING OPEN; REMANDED TO CITY PLAN AND ZONING COMMISSION BY COUNCILMEMBER GATES]

44. A public hearing to receive comments regarding an application for and an ordinance granting a CR Community Retail District on property zoned an R-7.5(A) Single Family District south of Lake June Road, east of North Jim Miller Road
Recommendation of Staff and CPC: Approval
Z145-201(SM)
[15-1087; HEARING OPEN; DEFERRED UNTIL AUGUST 12, 2015 BY COUNCILMEMBER CALLAHAN]

PUBLIC HEARINGS AND RELATED ACTIONS

Sustainable Development and Construction (Continued)

ZONING CASES – CONSENT (Continued)

45. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern on property zoned Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side District on the northeast corner of Elm Street and North Good Latimer Expressway
Recommendation of Staff and CPC: Approval for a two-year period, subject to a site plan and conditions
Z145-207(CG)
[15-1088; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 29761]
46. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Form District and an ordinance granting the repeal of Shopfront Overlay No. 2 on property zoned a WMU-8 Walkable Mixed Use District on the west corner of Inwood Road and Brown Street
Recommendation of Staff and CPC: Approval, subject to a regulating plan
Z145-208(WE)
[15-1089; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 29762]
Note: The two referenced ordinances were combined to one.

ZONING CASES - INDIVIDUAL

47. 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 an RR Regional Retail District with a D Liquor Control Overlay on the north side of West Camp Wisdom Road, east of Marvin D. Love Freeway
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
Z145-200(AF)
[15-1090; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE NOS. 29763 AND 29764]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

Sustainable Development and Construction (Continued)

ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL

48. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a Pedestrian skybridge on property within the Tract 3 portion of Planned Development District No. 314, the Preston Center Special Purpose District, on both sides of Westchester Drive, south of Berkshire Lane
Recommendation of Staff: Approval for a forty-year period, subject to a site plan and conditions
Recommendation of CPC: Approval for a fifteen-year period, subject to a site plan and conditions
Z134-341(RB)
Note: This item was considered by the City Council at a public hearing on May 27, 2015, and was taken under advisement until June 10, 2015, with the public hearing open
[15-1091; HEARING OPEN; DEFERRED UNTIL JUNE 17, 2015 BY COUNCILMEMBER GATES]

49. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a mini-warehouse use on property zoned an MU-3(SAH) Mixed Use Affordable District with deed restrictions on the northwest corner of Southern Boulevard and Noel Road
Recommendation of Staff and CPC: Approval for a ten-year period, subject to a site plan, landscape plan, elevations plan and conditions
Z145-152(OTH)
Note: This item was considered by the City Council at public hearings on May 13, 2015, and May 27, 2015, and was taken under advisement until June 10, 2015, with the public hearing open
[15-1092; HEARING CLOSED; DENIED WITHOUT PREJUDICE BY COUNCILMEMBER KLEINMAN]

DESIGNATED ZONING CASES - INDIVIDUAL

50. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for certain CS Commercial Service District Uses and a Mini-warehouse use and a resolution granting the termination of deed restrictions on property zoned a CS Commercial Service District on the north line of East University Boulevard, east of North Central Expressway
Recommendation of Staff: Denial
Recommendation of CPC: Approval, subject to a development plan and conditions; and approval of the termination of deed restrictions
Z134-319(RB)
[15-1093; HEARING CLOSED; DENIED WITHOUT PREJUDICE BY COUNCILMEMBER KINGSTON]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

Sustainable Development and Construction (Continued)

DESIGNATED ZONING CASES – INDIVIDUAL (Continued)

51. A public hearing to receive comments regarding an application for and an ordinance granting an IM Industrial Manufacturing District and a resolution accepting deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District on the north side of West Commerce Street, east of North Westmoreland Road
Recommendation of Staff: Denial
Recommendation of CPC: Approval with deed restrictions volunteered by the applicant
Z145-115(OTH)
[15-1094; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 29765]

MISCELLANEOUS HEARINGS

Office of Environmental Quality

52. 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 Jon C. Loshinsky located near the intersection of Viscount Row and Monetary Drive and adjacent street rights-of-way; and an ordinance authorizing support of the issuance of a municipal setting designation to Deluxe Corporation and Standard Controls, Inc. 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
[15-1095; HEARING CLOSED; APPROVED; ORDINANCE 29766]
53. 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 LMI Park Central, LLC and LMI Park Central Two, LLC located near the intersection of Coit Road and Churchill Way and adjacent street rights-of-way; and an ordinance authorizing support of the issuance of a municipal setting designation to LMI Park Central, LLC 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
[15-1096; HEARING CLOSED; APPROVED; ORDINANCE 29767]

MISCELLANEOUS HEARINGS - DESIGNATED PUBLIC SUBSIDY MATTERS

Economic Development

Farmers Market TIF District

Note: Item Nos. 54 and 55 must be considered collectively.

54. * A public hearing to receive comments on amendments to Tax Increment Financing Reinvestment Zone Number Zone Number Six (the Farmers Market TIF District) to: **(1)** increase the geographic area of the Farmers Market TIF District to include property located on the east side of Harwood Street, south of Canton Street (approximately 13,057 square feet); **(2)** adjust TIF Budget to reflect an increase in TIF collections (current dollars) from \$33,955,605 to \$48,398,724 (with no increase in NPV, \$19,238,514); and **(3)** other related modifications - Financing: No cost consideration to the City
[15-1097 HEARING CLOSED; APPROVED]
55. * An ordinance amending Ordinance No. 23521, previously approved on May 27, 1998, Ordinance No. 24001, previously approved on August 25, 1999, Ordinance No. 25298, previously approved on June 25, 2003, and Ordinance No. 28951, previously approved on March 27, 2013, to reflect these amendments - Financing: No cost consideration to the City
[15-1098; APPROVED; ORDINANCE 29768]

Master Agreement with DFM Developer, Ltd.

Note: Item Nos. 56 and 57 must be considered collectively.

56. * Authorize an amendment to the Master Agreement with DFM Developer, Ltd., to extend project deadlines related to the development of an approximately 12 acre site located southeast of the intersection of Harwood Street and Marilla Street known as Dallas Farmers Market, previously approved on February 27, 2013, by Resolution No. 13-0447 - Financing: No cost consideration to the City
[15-1099; APPROVED]
57. * Authorize additional amendments to the development agreement with DFM Developer, Ltd., for TIF-eligible improvements supporting the Farmers Market Redevelopment, Phase I project, previously approved on June 26, 2013, by Resolution Nos. 13-1156 and 13-1157 and amended on June 25, 2014, by Resolution No. 14-0994, to: **(a)** remove the purchase of the public market parking/air rights requirement from Farmers Market Redevelopment, Phase I development agreement; and **(b)** include Atmos gas pipeline installation and environmental/demolition as an eligible budget category with no increase in the TIF funding - Financing: No cost consideration to the City
[15-1100; APPROVED]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

MISCELLANEOUS HEARINGS - DESIGNATED PUBLIC SUBSIDY MATTERS (Continued)

Economic Development (Continued)

58. Authorize an amendment to the development agreement with DF Market 2, LLC, for TIF-eligible improvements supporting the Farmers Market Redevelopment, Phase II, Shed 2 project, previously approved on December 11, 2013, by Resolution Nos. 13-2098 and 13-2099, to extend project deadlines - Financing: No cost consideration to the City
[15-1101; APPROVED]
59. Authorize an amendment to the development agreement with Taylor Street 2111, LP, for TIF-eligible improvements supporting the Farmers Market Redevelopment, Phase II, 2101 and 2111 Taylor Street project, previously approved on December 11, 2013, by Resolution Nos. 13-2102 and 13-2103, to extend project deadlines - Financing: No cost consideration to the City
[15-1102; APPROVED]
60. Authorize an amendment to the development agreement with FM Futsal, Ltd., for TIF-eligible improvements supporting the Farmers Market Redevelopment, Phase II, Futsal project, previously approved on December 11, 2013, by Resolution Nos. 13-2104 and 13-2105, to extend project deadlines - Financing: No cost consideration to the City
[15-1103; APPROVED]
61. Authorize an amendment to the development agreement with DFM Developer, Ltd., for TIF-eligible improvements supporting the Farmers Market Redevelopment, Phase II, Harvest Lofts Mixed Use project, previously approved on December 11, 2013, by Resolution Nos. 13-2100 and 13-2101, to: **(1)** extend project deadlines; **(2)** increase the TIF funding from \$8,536,486 to \$13,704,350 (an increase of \$5,167,864) to offset the cost of public parking garage and additional streetscape improvements; and **(3)** amend the TIF budget and include public parking garage as an eligible budget category - Not to exceed \$5,167,864 - Financing: Farmers Market TIF District Funds (subject to future appropriations)
[15-1104; APPROVED]
62. Authorize a purchase and sale agreement with FM City Park, LLC for: **(1)** the purchase of an air rights parcel which is part of the Harvest Development Land in an amount not to exceed \$439,530; and **(2)** the purchase of a completed public parking structure (300 public parking spaces), to be constructed by FM City Park, LLC in accordance with the City approved plans and set specifications in an amount not exceed \$7,710,005, total amount for both purchases not to exceed \$8,149,535 - Financing: Farmers Market Area Infrastructure Funds (\$1,153,571), 2006 Bond Funds (\$1,658,089), Public Private Partnership Funds (\$670,000), Farmers Market TIF Funds (\$4,667,875) (subject to appropriations)
[15-1105; APPROVED]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

MISCELLANEOUS HEARINGS - DESIGNATED PUBLIC SUBSIDY MATTERS (Continued)

Economic Development (Continued)

63. A public hearing to receive comments on amendments to Cypress Waters TIF District (the "District") to: **(1)** modify the boundaries; **(2)** adjust the base year value of the District; **(3)** decrease the District's total budget from \$65,698,683 NPV (approximately \$160,115,818 total dollars) to \$25,779,665 (approximately \$49,465,852 total dollars), a decrease of \$39,919,018 NPV (approximately \$110,649,966 total dollars) to reflect the early termination of the District after repayment of Phase I, II, DWU/Irving water/wastewater obligations, and funding of the public safety building; **(4)** correct the infrastructure/utility improvements category consistent with changes to state law to allow TIF funding to be used for infrastructure constructed outside the boundary if it benefits the District; **(5)** make corresponding modifications to the Cypress Waters TIF District boundary, budget, and Project and Reinvestment Zone Financing Plans; and **(6)** at the close of the public hearing, consideration of an ordinance amending Ordinance Nos. 28074 and 28224, previously approved on December 8, 2010 and June 8, 2011, to reflect these amendments - Financing: No cost consideration to the City
[15-1106; HEARING CLOSED; APPROVED; ORDINANCE 29769]

MISCELLANEOUS HEARINGS - UNDER ADVISEMENT

Sustainable Development and Construction

64. A public hearing on an application for and a resolution granting a variance to the alcohol spacing requirements from a public school, Henry W. Longfellow Career Exploration Academy as required by Section 6-4 of the Dallas City Code to allow a wine and beer retailer's off-premise permit pursuant to Chapter 26 of the Texas Alcoholic Beverage Code for a general merchandise or food store with 10,000 square feet or more floor area [L&B Depp Inwood Village, dba CVS Pharmacy #7412] on the southeast corner of West Lovers Lane and Inwood Road, north of Boaz Street - AV145-004 - Financing: No cost consideration to the City
[15-1107; HEARING OPEN; HELD UNDER ADVISEMENT UNTIL SEPTEMBER 23, 2015 BY COUNCILMEMBER GATES]

**ANNOTATED ADDENDUM
CITY COUNCIL MEETING
JUNE 10, 2015
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBER, CITY HALL
DALLAS, TEXAS 75201
9:10 A. M. – 1:32 P.M.**

ADDITIONS:

Closed Session
[15-1108; HELD]

Attorney Briefings (Sec. 551.071 T.O.M.A.)

- Damon Williams v. Micheal D. Waldroup and Jeffrey Kaiser, Civil Action No. 3:14-CV-4160-P
[BRIEFED]
- Proposed contract for legal services with DLA Piper LLP (US), scheduled for City Council consideration on June 17, 2015.
[BRIEFED]
- Legal issues regarding the marketing license agreement with Utility Service Partners Private Label, Inc. d/b/a Service Line Warranties of America.
[BRIEFED]

Personnel (Sec. 551.074 T.O.M.A.)

- Discussion regarding performance evaluation of City Secretary Rosa A. Rios.
[NOT DISCUSSED]

CONSENT ADDENDUM

Business Development & Procurement Services

1. Authorize a four-year service contract to provide armed and unarmed security guards to patrol and protect City facilities - Allied Barton Security Services, LLC in the amount of \$39,502,031, Ruiz Protective Service, Inc. in the amount of \$15,192,300 and Norred & Associates, Inc. in the amount of \$3,402,492, most advantageous proposers of eleven - Total not to exceed \$58,096,822 - Financing: Current Funds (\$15,933,236), Golf Improvement Funds (\$1,635,130), Convention and Event Services Current Funds (\$16,094,571), Water Utilities Current Funds (\$14,224,439), Aviation Current Funds (\$9,183,021) and Stormwater Drainage Management Current Funds (\$1,026,425) (subject to annual appropriations)
[15-1109; REMANDED TO BUDGET, FINANCE AND AUDIT COUNCIL COMMITTEE; ITEM TO RETURN ON JUNE 17, 2015 BY COUNCILMEMBER CALLAHAN]

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

City Attorney's Office

2. Consideration of appointments to the Love Field Airport Modernization Corporation Board of Directors for a two-year term, expiring on September 30, 2017, or until the appointment of their successors by the City Council - Financing: No cost consideration to the City
[15-1110; APPROVED]

City Auditor's Office

3. Authorize a detailed budget estimate of the needs and requirements of the City Auditor's Office for fiscal year 2015-16 in the amount of \$2,884,701 (subject to final funding adjustments for decisions that will be made on a citywide basis for items such as staff benefits, insurance, Communication and Information Services charges, and other items that may affect all city departmental budgets) - Financing: No cost consideration to the City
[15-1111; APPROVED]

Planning and Neighborhood Vitality

4. Authorize **(1)** a Supplemental Agreement to the Master Interlocal Agreement between the City of Dallas and Dallas Area Rapid Transit (DART) for the granting of easements for hike and bike trail purposes across approximately twenty-eight miles of DART owned property in exchange for the conveyance of the Madill Corridor by the City of Dallas to DART, subject to the retention of a water transmission line easement and other terms and conditions; **(2)** receipt and acceptance of said hike and bike trail easements; and **(3)** conveyance of the Madill Corridor by the City of Dallas to DART- Financing: No cost consideration to the City
[15-1112; APPROVED WITH CORRECTION]

Trinity Watershed Management

5. Authorize the **(1)** deposit of the amount awarded by the Special Commissioners in the condemnation proceeding styled City of Dallas v. Sienna Court Townhomes, LLC, a Texas Limited Liability Company, et al., Cause No. CC-14-05569-C, pending in Dallas County Court at Law No. 3, to acquire approximately 4,237 square feet of land, including any improvements, located on San Jacinto Street near its intersection with Haskell Avenue for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project; and **(2)** settlement of the condemnation proceeding for an amount not to exceed the award - Not to exceed \$58,500 (\$55,000 being the amount of the award, plus closing costs and title expenses not to exceed \$3,500); an increase of \$14,527 from the amount Council originally authorized for this acquisition - Financing: General Obligation Commercial Paper Funds
[15-1113; APPROVED AS AN INDIVIDUAL ITEM]

ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION

City Attorney's Office

6. An ordinance amending Chapter 12A of the Dallas City Code to: **(1)** require that a person filing an ethics complaint swear or affirm under penalty of perjury that the complaint states a violation of Chapter 12A and is not brought for an improper purpose; **(2)** allow a person filing an ethics complaint to swear or affirm under penalty of perjury that the contentions in the complaint are supported by credible evidence; and **(3)** provide that a preliminary panel of the ethics advisory commission may assess the credibility of the evidence provided in and with a complaint in determining whether the complaint is supported by just cause - Financing: No cost consideration to the City
[15-1114; APPROVED; ORDINANCE 29770]

City Secretary's Office

7. Consideration of appointments to the Dallas Area Rapid Transit Board of Directors for Places 03, 04, 05, 06, 07, and 08 (shared) all for two year appointments (Closed Session, if necessary, Personnel, Sec. 551.074, T.O.M.A.) (List of nominees in the City Secretary's Office) - Financing: No cost consideration to the City
[15-1115; APPOINTMENTS MADE TO BOARD]