

MINUTES OF THE DALLAS CITY COUNCIL  
TUESDAY, NOVEMBER 10, 2015

15-2040

VOTING AGENDA MEETING  
CITY COUNCIL CHAMBER, CITY HALL  
MAYOR MICHAEL RAWLINGS PRESIDING

PRESENT: [15] Rawlings, Alonzo, Wilson, Griggs, Medrano, Thomas, Arnold, Callahan  
[\*9:16 a.m.], Young [\*9:12 a.m.], Clayton, McGough, Kleinman, Greyson  
[\*9:09 a.m.], Gates, Kingston [\*9:09 a.m.]

ABSENT: [0]

The meeting was called to order at 9:04 a.m.

The city secretary announced a quorum of the city council was present.

The invocation was given by Father Michael Mills, Rector and Senior Pastor of Good Shepherd Episcopal Church.

Councilmember Medrano led the pledge of allegiance.

The meeting recessed at 11:14 a.m. and reconvened for the afternoon session at 1:04 p.m. (Kleinman [\*1:06 p.m.], Greyson [\*1:05 p.m.]).

The meeting agenda, which was posted in accordance with Chapter 551, "OPEN MEETINGS," of the Texas Government Code, was presented.

After all business properly brought before the city council had been considered, the city council adjourned at 3:04 p.m.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Secretary

\_\_\_\_\_  
Date Approved

The annotated agenda is attached to the minutes of this meeting as EXHIBIT A.

The actions taken on each matter considered by the city council are attached to the minutes of this meeting as EXHIBIT B.

Ordinances, resolutions, reports and other records pertaining to matters considered by the city council, are filed with the City Secretary as official public records and comprise EXHIBIT C to the minutes of this meeting.

\* **Indicates arrival time after meeting called to order/reconvened**

MINUTES OF THE DALLAS CITY COUNCIL  
TUESDAY, NOVEMBER 10, 2015

EXHIBIT A

MINUTES OF THE DALLAS CITY COUNCIL  
TUESDAY, NOVEMBER 10, 2015

EXHIBIT B

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2041

CITIZEN SPEAKERS

In accordance with the City Council Rules of Procedure, the city council provided "open microphone" opportunities for the following individuals to comment on matters that were scheduled on the city council voting agenda or to present concerns or address issues that were not matters for consideration listed on the posted meeting agenda:

**OPEN MICROPHONE – BEGINNING OF MEETING:**

SPEAKER: Richard Sheridan, 11301 Dennis Rd.  
SUBJECT: JFK - past/present/future

SPEAKER: Annemarie Bristow, 802 Haines Ave.  
SUBJECT: Trinity Road/Homeless

SPEAKER: Bill Betzen, 6717 Cliffwood Dr.  
SUBJECT: West Dallas schools

SPEAKER: James Fowler, 8409 Miramax Trl.  
SUBJECT: Missing children in Dallas

SPEAKER: Frances Rizo, 603 Woodhaven Blvd., Duncanville, TX  
REPRESENTING: Dallas County/LULAC  
SUBJECT: Cement plant

**ADDITIONAL – OPEN MICROPHONE:**

There were no speakers under this category.

**OPEN MICROPHONE – END OF MEETING:**

SPEAKER: Stephanie Hanson, 1914 Nomias St.  
SUBJECT: Vickery Garden Association

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2042

Item 1: Approval of Minutes of the October 28, 2015 City Council Meeting

Councilmember Medrano moved to adopt the minutes as presented.

Motion seconded by Deputy Mayor Pro Tem Wilson and unanimously adopted. (Arnold absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2043

CONSENT AGENDA

The consent agenda consisted of consent agenda items 2-55 and addendum addition consent agenda items 1-6. Consent agenda items 15-18 were deleted on the addendum to the agenda. Consent agenda items 39-41 were corrected on the addendum to the agenda.

Councilmember Kingston requested consent agenda item 8 be considered as an individual item later in meeting; there was no objection voiced to his request.

Councilmember Greyson requested consent agenda item 8 be considered as an individual item later in meeting; there was no objection voiced to her request.

Councilmember Gates requested consent agenda item 8 be considered as an individual item later in meeting; there was no objection voiced to her request.

Councilmember Clayton requested consent agenda item 12 be considered as an individual item later in meeting; there was no objection voiced to his request.

Councilmember Young requested consent agenda item 30 be considered as an individual item later in meeting; there was no objection voiced to her request.

Therefore, the consent agenda, consisting of consent agenda items 2-7, 9-11, 13, 14, 19-29, 31-55 and addendum addition consent agenda items 1-6 was presented for consideration.

Councilmember Clayton moved to adopt all items on the consent agenda with the exception of consent agenda items 8, 12 and 30.

Motion seconded by Councilmember Medrano and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2044

**Lease buy-out and assignment of lease  
at Dallas Love Field**

**Note:** Item Nos. 2 and 3  
must be considered collectively.

Item 2: Authorize a lease buy-out and purchase agreement with Sandra Sue Owens Tucker for that certain lease of land at Dallas Love Field entered into on March 25, 1968 by and between the City of Dallas and Airfreight Expediting Service as authorized by Resolution No. 68-1549 - Not to exceed \$741,256 - Financing: Aviation Current Funds (\$741,256) and Revenue Foregone (\$455,757)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2045

**Lease buy-out and assignment of lease  
at Dallas Love Field**

**Note:** Item Nos. 2 and 3  
must be considered collectively.

Item 3: Authorize the assignment of all of Sandra Sue Owens Tucker's rights, title and interest between Ms. Tucker and the Hertz Corporation, (Acct. #A507000069) and EAN Holdings dba Enterprise Car Rental (Acct. #507008802), the current sublease tenants at the leased premises, to the City of Dallas through the remainder of their current lease terms, expiring July 23, 2018 and November 11, 2018 respectively - Revenue: \$826,941

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2046

**Professional Radio Engineering Services  
for a New P25 Compliant Trunk Radio System**

**Note:** Item Nos. 4 and 5  
must be considered collectively.

Item 4: Authorize **(1)** the receipt and deposit of funds from Dallas County in the amount of \$194,895; and **(2)** an increase in appropriations in the amount of \$194,895 in the Capital Projects Reimbursement Fund - Not to exceed \$194,895 - Financing: Capital Projects Reimbursement Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2047

**Professional Radio Engineering Services  
for a New P25 Compliant Trunk Radio System**

**Note:** Item Nos. 4 and 5  
must be considered collectively.

Item 5: Authorize a service contract for professional radio engineering services to assist the City with the vendor evaluation and vendor selection process for a new P25 compliant trunk radio system - Black & Veatch Corporation, formerly RCC Consultants, Inc. - Not to exceed \$779,577 - Financing: Current Funds (\$584,682) and Capital Projects Reimbursement Funds (\$194,895)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2048

Item 6: Authorize a two-year service contract for the maintenance and repair of gymnasium floors at thirty-four recreation centers - Jellison, Inc. dba Jelco, lowest responsible bidder of six - Not to exceed \$243,398 - Financing: Park and Recreation Program Funds (subject to appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2049

Item 7: Authorize a three-year consultant services contract for airport financial and related management consulting services for Aviation - Unison Consulting, Inc., most advantageous proposer of three - Not to exceed \$324,788 - Financing: Aviation Current Funds (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2050

Item 8: Authorize a three-year service contract for median maintenance and mowing of Texas Department of Transportation rights-of-way within the corporate boundaries of Dallas - Good Earth Corporation, lowest responsible bidder of three - Not to exceed \$9,464,660 - Financing: Current Funds (subject to annual appropriations)

Councilmember Kingston, Councilmember Greyson, and Councilmember Gates requested the item be considered as an individual item later in the meeting; there was no objection voiced to their request.

Later in the meeting, the item was brought up for consideration.

Councilmember Kingston moved to adopt the item.

Motion seconded by Deputy Mayor Pro Tem Wilson and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2051

Item 9: Authorize a three-year service contract for televised sewer inspection, maintenance and repair services - RKM Utility Services, Inc., lowest responsible bidder of two - Not to exceed \$4,760,750 - Financing: Water Utilities Capital Construction Funds (subject to appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2052

Item 10: Authorize a three-year service contract for the rental of uniforms - G&K Services, through the Texas Association of School Boards (BuyBoard) - Not to exceed \$458,304 - Financing: Current Funds (\$265,637), Sanitation Current Funds (\$165,011), Water Utilities Current Funds (\$24,952) and Aviation Current Funds (\$2,704) (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2053

Item 11: Authorize **(1)** the purchase of bio-filter organic materials - MTR Enviro-Construction, Inc. in the amount of \$206,800; and **(2)** a service contract for liner repair services at the Southside Wastewater Treatment Plant - Archer Western Construction, LLC in the amount of \$68,000, lowest responsible bidders of four - Total not to exceed \$274,800 - Financing: Water Utilities Capital Construction Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2054

Item 12: Authorize settlement of the lawsuit styled Farzam R. Nejad v. City of Dallas, Cause No. DC-15-01586-A - Not to exceed \$70,000 - Financing: Current Funds

Councilmember Clayton requested the item be considered as an individual item later in the meeting; there was no objection voiced to his request.

Later in the meeting, the item was brought up for consideration.

Mayor Pro Tem Alonzo moved to adopt the item.

Motion seconded by Councilmember Kleinman and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2055

Item 13: Authorize amendments to Resolution Nos. 14-1275 and 14-1276 previously approved on August 13, 2014 to: **(1)** extend the Certificate of Occupancy and construction completion deadlines for the Mid Elm Lofts redevelopment project from June 30, 2016 to June 30, 2017; and **(2)** revise the development entity from RREAF Holdings, LLC to Mid Elm TIF, Inc. - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2056

Item 14: Authorize **(1)** the sale of one vacant lot located at 2028 McBroom Street from the Dallas Housing Acquisition and Development Corporation to Francisco Chavez; and **(2)** the execution of a release of lien for any non-tax liens that may have been filed by the City - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2057

Item 15: Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by AAA Properties for the construction of affordable houses; **(2)** the sale of 2 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to AAA Properties; and **(3)** execution of a release of lien for any non-tax liens on the 2 properties that may have been filed by the City - Financing: No cost consideration to the City

Deleted on the addendum.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2058

Item 16: Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by G&G Restoration Solutions LLC for the construction of affordable houses; **(2)** the sale of 4 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to G&G Restoration Solutions LLC; and **(3)** execution of a release of lien for any non-tax liens on the 4 properties that may have been filed by the City - Financing: No cost consideration to the City

Deleted on the addendum.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2059

Item 17: Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by KW New Vision Properties and Land, Inc. for the construction of affordable houses; **(2)** the sale of 3 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to KW New Vision Properties and Land, Inc.; and **(3)** execution of a release of lien for any non-tax liens on the 3 properties that may have been filed by the City - Financing: No cost consideration to the City

Deleted on the addendum.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2060

Item 18: Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Lakee Group LLC for the construction of affordable houses; **(2)** the sale of 4 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Lakee Group LLC; and **(3)** execution of a release of lien for any non-tax liens on the 4 properties that may have been filed by the City - Financing: No cost consideration to the City

Deleted on the addendum.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2061

Item 19: Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Pace Homes Inc. for the construction of an affordable house; **(2)** the sale of 1 vacant lot (list attached) from Dallas Housing Acquisition and Development Corporation to Pace Homes Inc.; and **(3)** execution of a release of lien for any non-tax liens on the 1 property that may have been filed by the City - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2062

Item 20: Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by SOS Custom Homes, Inc. for the construction of affordable houses; **(2)** the sale of 3 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to SOS Custom Homes, Inc.; and **(3)** execution of a release of lien for any non-tax liens on the 3 properties that may have been filed by the City - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2063

Item 21: Authorize a contract with Open Arms, Inc. dba Bryan's House for child care services for special needs children for the period October 1, 2015 through September 30, 2016 - Not to exceed \$55,000 - Financing: 2015-16 Community Development Block Grant Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2064

Item 22: Authorize a contract with Senior Citizens of Greater Dallas, Inc. to provide senior service programs for seniors aged 60 and above for one or more of the following three categories: (1) Senior Outreach Program in West Oak Cliff Area; (2) Nursing Home Ombudsman Program; and (3) Outreach and Case Management Program with special emphasis on Spanish-speaking seniors for the period October 1, 2015 through September 30, 2016 - Not to exceed \$161,049 - Financing: 2015-16 Community Development Block Grant Funds (\$73,049) and Current Funds (\$88,000)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2065

Item 23: Authorize a contract with Vogel Alcove for child care services for homeless families for the period October 1, 2015 through September 30, 2016 - Not to exceed \$125,129 - Financing: 2015-16 Community Development Block Grant Funds (\$94,129) and Current Funds (\$31,000)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2066

Item 24: Authorize a Memorandum of Understanding between the City of Dallas and Unlocking DOORS, Inc. dba DOORS, to: **(1)** collect and report evidence-based data regarding re-entry rates and recidivism by zip codes/City Councilmember districts; and **(2)** measure the risks and needs of ex-offenders referred to DOORS by the City of Dallas, Homeless Services Program using the Texas Risk Assessment Supplemental Tool (TRAS) for the period January 1, 2016 through December 31, 2016 - Not to exceed \$50,000 - Financing: Current Funds (subject to appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2067

Item 25: Authorize **(1)** an amendment to Resolution No. 01-2049, previously approved on June 27, 2001, for a forgivable loan agreement with Operation Relief Center to: **(a)** permit affordable rental housing in addition to affordable housing for sale, **(b)** extend the completion deadline to December 31, 2014; and **(2)** a release of lien for the remaining lots for market rate housing - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2068

Item 26: Authorize Supplemental Agreement No. 1 to amend Resolution No. 14-1794, previously approved on October 22, 2014, for a secured, no interest, forgivable loan in the amount of \$67,613 to Supportive Housing, Inc. as Owner and PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas as Project Sponsor for non-substantial rehabilitation at Spencer Gardens located at 717 Comal Street, to: **(1)** extend the completion date for the rehabilitation and the maturity date of the note to March 31, 2016; and **(2)** change the scope of work on the water heater component of the rehabilitation project - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2069

Item 27: Authorize **(1)** an amendment to Resolution No. 15-0989, previously approved on May 27, 2015, for a housing development loan in an amount not to exceed \$225,000 with Builders of Hope CDC to: **(a)** forgive the debt as each unit is sold to a low-income homebuyer at or below 80% of Area Median Family Income; and **(2)** an agreement with the Texas State Affordable Housing Corporation (Lessor), in lieu of requiring the Lessor to file a Deed of Trust in favor of the City against the lots for the Creekside Project located on Oak Garden Trail - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2070

Item 28: Authorize a public hearing to be held on December 9, 2015 to receive comments on the proposed sale of four unimproved properties (list attached) acquired by the taxing authorities from the Sheriff to Dallas Neighborhood Alliance for Habitat, Inc., a qualified non-profit organization, under the HB110 process of the City's Land Transfer Program and the release of the City's non-tax liens included in the foreclosure judgment and post-judgment non-tax liens, if any - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2071

Item 29: Authorize a contract with Dallas Area Rapid Transit for the purchase of 253 annual passes in support of the City's clean air initiative - Not to exceed \$160,200  
- Financing: Current Funds (to be partially reimbursed by participating employees)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2072

Item 30: An ordinance amending Chapter 2 of the Dallas City Code to: **(1)** create the Youth Commission of the City; and **(2)** provide for the Commission's membership and duties - Financing: This action has no cost consideration to the City

Councilmember Young requested the item be considered as an individual item later in the meeting; there was no objection voiced to her request.

Later in the meeting, the item was brought up for consideration.

Councilmember Young moved to adopt the item.

Motion seconded by Councilmember Medrano and unanimously adopted.

Assigned ORDINANCE NO. 29920

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2073

Item 31: Authorize a five-year beautification and maintenance agreement, with one five-year renewal option, with Uptown Dallas, Inc. at Anita Harris Phelps Park located at 2200 Cedar Springs Road - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2074

Item 32: Authorize **(1)** the receipt and deposit of funds in the amount of \$381,348 in the Buckner Park Fund; **(2)** the establishment of appropriations in the Buckner Park Fund in the amount of \$381,348; and **(3)** a development agreement with the Dallas Independent School District (DISD) providing for: **(a)** the sale of approximately 1.06 acres of Buckner Park to DISD; **(b)** the design, construction, and maintenance of improvements of Buckner Park; **(c)** the design and construction of parking and driveway improvements at Buckner Park located at 4550 Worth Street - Revenue: \$381,348

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2075

Item 33: Authorize a twelve-month funding agreement with the Dallas Arboretum and Botanical Society, Inc. to provide services and programs within the City of Dallas for the period October 1, 2015 through September 30, 2016 - Not to exceed \$394,098 - Financing: Current Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2076

Item 34: Authorize a twelve-month funding agreement with Dallas County Audubon Society, Inc. dba Audubon Dallas for the Cedar Ridge Preserve to provide services and programs within the City of Dallas for the period January 1, 2016 through December 31, 2016 - Not to exceed \$58,949 - Financing: Current Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2077

Item 35: Authorize a twelve-month funding agreement with Texas Discovery Gardens to provide services and programs within the City of Dallas for the period October 1, 2015 through September 30, 2016 - Not to exceed \$145,862 - Financing: Current Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2078

Item 36: Authorize a public hearing to be held on December 9, 2015 to receive comments on the proposed use of a portion of Bishop Flores Park located at 2200 Talleyho Lane, consisting of approximately 74,698 square feet of land, by Atmos Energy Corporation for an energy easement - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

Note: On November 20, 2015, the city council was notified by memorandum that the public hearing was withdrawn because the requestor, Atmos Energy Corporation, withdrew its request for an easement on a portion of Bishop Flores Park.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2079

Item 37: A resolution to reaffirm City Council support for twelve transportation improvement projects and to cancel two transportation improvement projects identified in the Regional Transportation Council's Milestone Projects Policy (list attached) - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2080

Item 38: Authorize a Master Interlocal Agreement with Dallas County pertaining to the coordination of responsibilities for transportation related maintenance on roadways within the City of Dallas - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2081

**State of Texas Energy Conservation  
Office Loan Star Fund**

**Note:** Item Nos. 39 and 40  
must be considered collectively.

Item 39: Authorize **(1)** the acceptance of a loan from the State of Texas Energy Conservation Office ~~Loan Star~~ LoanSTAR Fund in the amount of \$6,935,946, to be repaid plus interest, beginning in FY 2016-17 for a period of ten years from electric and natural gas energy savings; **(2)** the establishment of appropriations in the amount of \$6,935,946 in the State Energy Conservation Office ~~Loan Star~~ LoanSTAR II Fund; **(3)** Supplemental Agreement No. 1 to the contract with Pepco Energy Services for **(a)** construction of energy conservation related projects at eight City facilities in an amount not to exceed \$6,935,946 (list attached) and **(b)** measurement and verification for a period not to exceed ten years, in an amount not to exceed \$798,497 to be paid from electric and natural gas savings; **(4)** the acceptance and deposit in the Oncor Rebate Fund of rebates from Oncor Electric Delivery - Total not to exceed \$7,734,443 - Financing: State of Texas Energy Conservation Office ~~Loan Star~~ LoanSTAR Funds (\$6,935,946) and Current Funds (\$798,497) (subject to annual appropriations)

Corrected on the addendum.

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2082

**State of Texas Energy Conservation  
Office Loan Star Fund**

**Note:** Item Nos. 39 and 40  
must be considered collectively.

Item 40: Authorize **(1)** the repayment of a loan from the State of Texas Energy Conservation Office over a ten year period, plus interest, using savings in the City's annual electricity and natural gas budgets - Total not to exceed \$7,685,946 - Financing: Current Funds - \$7,685,946 (subject to annual appropriations)

Corrected on the addendum.

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2083

Item 41: Authorize a construction contract with McCon Building and Petroleum Services, Inc., lowest responsible bidder of two, for the installation of an above-ground fuel storage tanks at the Dallas Love Field Airport Maintenance Facility located at 3387 Hawes Avenue - Not to exceed \$299,393 - Financing: Aviation Capital Construction Funds

Corrected on the addendum.

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2084

Item 42: Authorize an increase in the contract with Gibson & Associates, Inc. for bridge repair and rehabilitation for the Houston Street Viaduct bridge spans located within the Texas Department of Transportation's IH35 / IH30 right-of-way - Not to exceed \$799,846, from \$3,909,257 to \$4,709,103 - Financing: 2012 Bond Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2085

Item 43: Authorize an increase in the contract with Gilbert May, Inc. dba Phillips/May Corp. for electrical and lighting improvements, including changes in the configuration, light fixtures, lighting controls and ceiling support, mechanical, plumbing improvements, interior modifications, repair of operable walls in meeting rooms and ballrooms, interior finish materials improvements for durability, painting and water damage repair changes to the construction of interior improvements to C Lobby and Pre-function, Lower C Meeting Rooms, C Ballroom, and C/D/E associated restrooms at the Kay Bailey Hutchison Convention Center Dallas - Not to exceed \$320,367, from \$12,363,947 to \$12,684,314 - Financing: 2009 Convention Center Revenue Bonds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2086

Item 44: Authorize an increase in the construction services contract with Phoenix 1 Restoration and Construction, Ltd. for additional work including reconfiguring basement entrances, reconstruction of planter boxes, replace drain lines and existing sump pumps to discharge stormwater, install new electrical panel, abate asbestos containing waterproofing at the exterior planters and exit ramp from the basement, additional repairs and or restoration of window sills and increase the height of window sills in the tile roof and installation of metal flashing to prevent water infiltration for the renovation of the Old Municipal Building located at 106 South Harwood Street - Not to exceed \$784,284, from \$11,319,018 to \$12,103,302 - Financing: 1998 Bond Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2087

Item 45: Authorize an increase in the contract with Rehrig Pacific Company for the purchase of waste and recycling collection roll carts - Rehrig Pacific Company through the Houston-Galveston Area Council of Governments - Not to exceed \$122,600, from \$48,209 to \$170,809 - Financing: Sanitation Current Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2088

Item 46: Authorize the quitclaim of 92 properties acquired by the taxing authorities from the Tax Foreclosure Sheriff's Sale to the highest bidders; and authorize the execution of release of liens for any non-tax liens that may have been filed by the City and were included in the foreclosure judgment (list attached) - Revenue: \$738,309

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2089

Item 47: Authorize an amendment for a five-year lease extension with Liam, Ltd., for approximately 5,030 square feet of office space located at 1050 North Westmoreland Road, Suite 316 for the Women, Infants and Children Clinic for the period December 1, 2015 through November 30, 2020 - Not to exceed \$442,640 - Financing: Department of State Health Services Grant Funds (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2090

Item 48: Authorize an amendment for a seven-year lease extension with ARI Forest Green Management, LLC for approximately 4,290 square feet of office space located at 11910 Greenville Avenue, Suite 100 for the Building Inspection's North Central Division office for the period November 1, 2015 through October 31, 2022 - Not to exceed \$516,217 - Financing: Building Inspection Current Funds (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2091

Item 49: Authorize an amendment to Resolution No. 13-0870, previously approved on May 22, 2013, for acquisition from Palestine Concrete Tile Company, LP, also known as Headwaters Construction Materials, LLC to increase the previously authorized amount for approximately 8,541 square feet of land located near the intersection of Chalk Hill Road and Interstate Highway 30 for the Chalk Hill Street Improvement Project - Not to exceed \$60,000, increased from \$53,512 (\$50,512, plus closing costs and title expenses not to exceed \$3,000) to \$113,512 (\$110,512 plus closing costs and title expenses not to exceed \$3,000) - Financing: 2006 Bond Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2092

Item 50: An ordinance abandoning a portion of a water easement to IMT Capital III Prestonwood LP, the abutting owner, containing approximately 12,366 square feet of land, located near the intersection of Arapaho Road and Dallas North Tollway, and providing for the dedication of approximately 18,037 square feet of land needed for a water easement - Revenue: \$5,400, plus the \$20 ordinance publication fee

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 29921

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2093

Item 51: Authorize an increase in the construction contract with RKM Utility Services, Inc. for additional excavation for detention pond improvements, mobilization for completion of the stormwater box culvert, and additional material for stormwater pollution prevention for the Mockingbird Lane from Maple Avenue to Forest Park Storm Drainage Improvements Project - Not to exceed \$171,493, from \$5,031,838 to \$5,203,331 - Financing: General Obligation Commercial Paper Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2094

Item 52: Authorize an increase in the construction contract with SJ Louis Construction of Texas, Ltd. for additional local drainage improvements and fiber optic cable relocation for the Rush Creek Diversion System and Drainage Improvements Project - Not to exceed \$464,264, from \$9,741,571 to \$10,205,835 - Financing: 2003 Bond Funds (\$144,260) and 2006 Bond Funds (\$320,004)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2095

Item 53: Authorize continuation of the contract with the United States Geological Survey for operation of stream flow and water quality gauging stations in the Trinity River basin, a pharmaceutical and personal care products water quality study, and Zebra Mussel sampling and Water Quality study on each of the reservoirs in Dallas' water supply system from November 1, 2015 through September 30, 2016 - Not to exceed \$633,825 - Financing: Water Utilities Current Funds (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2096

Item 54: Authorize an increase in the contract with John Burns Construction Company of Texas, Inc. for the installation of a 48-inch wastewater main across U.S. Highway 75 (Central Expressway) just south of Park Central Plaza - Not to exceed \$819,488, from \$9,142,938 to \$9,962,426 - Financing: Water Utilities Capital Improvement Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2097

Item 55: Authorize Supplemental Agreement No. 2 to the professional services contract with CH2M HILL Engineers, Inc., to provide additional construction management services for construction contracts related to water quality improvements at the Elm Fork Water Treatment Plant and the Bachman Water Treatment Plant, and the Walcrest Pump Station Improvements - Not to exceed \$3,111,029, from \$7,575,425 to \$10,686,454 - Financing: Water Utilities Capital Improvement Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2098

Item 56: 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)

The city secretary distributed a report showing all (re)nominations received for city board and commission appointments for the 2015-2017 board term, with term ending September 30, 2017, updated through NOVEMBER 10, 2015, and noted the report indicated all (re)nominees met qualifications for service.

Councilmember Griggs moved to appoint the following:

- Casey B. Evans, Dallas County Resident, to the Reinvestment Zone Fifteen Board (Fort Worth Avenue);
- Martina G. Flores, Dallas County Resident, to the Reinvestment Zone Sixteen Board (Davis Garden);
- Kisha Dixon to the Automated Red Light Enforcement Commission;
- John P. Batiste, Cultural Institute Management, to the Cultural Affairs Commission;
- Daniel Wood to the Municipal Library Board; and
- Byron C. Lattimore, Non-Profit Management/Underwriting Experience, to the South Dallas/Fair Park Trust Fund Board.

Motion seconded by Councilmember Young and unanimously adopted.

**[Information on each newly-appointed member is located in the file shown next to the name of the board.]**

<b>15-7108</b>	<b>ARC</b>	<b>AUTOMATED RED LIGHT ENFORCEMENT COMMISSION</b>
<b>15-7109</b>	<b>CAC</b>	<b>CULTURAL AFFAIRS COMMISSION</b>
<b>15-7110</b>	<b>MLB</b>	<b>MUNICIPAL LIBRARY BOARD</b>
<b>15-7111</b>	<b>RZ15</b>	<b>REINVESTMENT ZONE FIFTEEN BOARD (FORT WORTH AVENUE)</b>
<b>15-7112</b>	<b>RZ16</b>	<b>REINVESTMENT ZONE SIXTEEN BOARD (DAVIS GARDEN)</b>
<b>15-7113</b>	<b>SDF</b>	<b>SOUTH DALLAS/FAIR PARK TRUST FUND BOARD</b>

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2099

Item 57: Authorize a three-year master agreement for the purchase of sampling stations and automatic flushing devices with parts and accessories for water mains - Fortiline, Inc. in the amount of \$606,850 or \$621,850 (Tie Bid Line 4), HD Supply Waterworks Ltd. in the amount of \$42,874 and Ferguson Enterprises, Inc. in the amount of \$0 or \$15,000 (Tie Bid - Line 4), lowest responsible bidders of three - Total not to exceed \$664,724 - Financing: Water Utilities Current Funds

The city secretary was notified by the city manager there were bids that resulted in identical bid amounts. In accordance with Section 271.901 of the Texas Local Government Code, the municipality must select one of those bidders by casting lots. The casting of lots must be in a manner prescribed by the mayor of the municipality and must be conducted in the presence of the governing body of the municipality.

The city secretary announced the names of the tying bidders for Line 4 had been placed in separate plain envelopes for Mayor Rawlings to select one sealed envelope. Mayor Rawlings selected one sealed envelope for the line and announced the selection as follows:

- Line 4 – Fortiline, Inc.

Mayor Pro Tem Alonzo moved to adopt the item with Line 4 awarded as selected by Mayor Rawlings.

Motion seconded by Deputy Mayor Pro Tem Wilson and unanimously adopted.

**Note:** On November 9, 2015, the City Secretary, Assistant City Secretary, Stephanie Cooper and Carmen Esquivel with Business Development and Procurement Services, met and sealed the envelopes, all ensuring each sealed envelope contained one name for each of the tying bidders.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2100

Item 58: Execute the casting of lots to identify the recommended vendor resulting from tie bids on lines 20, 21 and 22 for bid BM1546 for a three-year master agreement for the purchase of water meters, accessories and parts - Mueller Systems, LLC and Neptune Technology Group, Inc. - Financing: This action has no cost consideration to the City

The city secretary was notified by the city manager there were bids that resulted in identical bid amounts. In accordance with Section 271.901 of the Texas Local Government Code, the municipality must select one of those bidders by casting lots. The casting of lots must be in a manner prescribed by the mayor of the municipality and must be conducted in the presence of the governing body of the municipality.

The city secretary announced the names of the tying bidders for Lines 20, 21 and 22 had been placed in separate plain envelopes for Mayor Rawlings to select one sealed envelope for each line. Mayor Rawlings selected one sealed envelope for the line and announced the selection as follows:

- Line 20 – Neptune Technology Group, Inc.
- Line 21 – Mueller Systems, LLC.
- Line 22 – Neptune Technology Group, Inc.

Mayor Pro Tem Alonzo moved to adopt the item with Lines 20, 21 and 22 awarded as selected by Mayor Rawlings.

Motion seconded by Deputy Mayor Pro Tem Wilson and unanimously adopted.

**Note:** On November 9, 2015, the City Secretary, Assistant City Secretary, Stephanie Cooper and Carmen Esquivel with Business Development and Procurement Services, met and sealed the envelopes, all ensuring each sealed envelope contained one name for each of the tying bidders.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2101

Item 59: 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

Councilmember Gates moved to hold the item under advisement until the August 24, 2016 voting agenda meeting of the city council.

Motion seconded by Councilmember Greyson and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2102

**Cityplace Area TIF District**

**Note:** Item Nos. 60 and 61  
must be considered collectively.

Item 60: Authorize a deadline extension for the Forest City West Village project located at 3700 McKinney Avenue in the Cityplace Area TIF District to: **(1)** extend project completion deadlines from December 31, 2014 to July 31, 2015 and **(2)** receive and deposit \$100,000 from Forest City Residential Group Inc., in the Cityplace Area TIF District Fund for additional Katy Trail improvements - Financing: Revenue

In accordance with Section 7.13 of the City Council Rules of Procedure, "Motions to Approve Designated Zoning Cases and Designated Public Subsidy Matters," the city secretary read the following certification into the record:

"By making and seconding this motion, the councilmembers represent they have undertaken sufficient examination and involvement, beyond reviewing the agenda materials, to be knowledgeable of both the facts and the circumstances of the case and to be able to develop an opinion based on such an examination of the various factors and issues involved."

Councilmember Kingston moved to adopt agenda items 60 and 61.

Motion seconded by Deputy Mayor Pro Tem Wilson and Councilmember Griggs and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2103

**Cityplace Area TIF District**

**Note:** Item Nos. 60 and 61  
must be considered collectively.

Item 61: Authorize **(1)** a development agreement with Friends of the Katy Trail Inc. in the amount of \$100,000 for additional Katy Trail improvements in furtherance of the Cityplace Area TIF District Project and Financing Plan; and **(2)** an increase in appropriations in the Cityplace Area TIF District Fund by \$100,000, from \$53,826,129 to \$53,926,129 - Not to exceed \$100,000 - Financing: Cityplace Area TIF District Funds

In accordance with Section 7.13 of the City Council Rules of Procedure, "Motions to Approve Designated Zoning Cases and Designated Public Subsidy Matters," the city secretary read the following certification into the record:

"By making and seconding this motion, the councilmembers represent they have undertaken sufficient examination and involvement, beyond reviewing the agenda materials, to be knowledgeable of both the facts and the circumstances of the case and to be able to develop an opinion based on such an examination of the various factors and issues involved."

Councilmember Kingston moved to adopt agenda items 60 and 61.

Motion seconded by Deputy Mayor Pro Tem Wilson and Councilmember Griggs and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2104

Item 62: Authorize a real property tax abatement agreement with TCDFW Industrial Development, Inc., for the purpose of granting an 8-year abatement of 75 percent of the taxes on added value to the real property for the development of a new 475,000 square feet speculative industrial/warehouse facility within a Texas Enterprise Zone located at 900 Chalk Hill Road, south of I-30 in Dallas, Texas, subject to TCDFW's purchase of the real property by January 10, 2016, in accordance with the City's Public/Private Partnership Program - Revenue: First year revenue estimated at \$19,925; eight-year revenue estimated at \$159,400 (Estimated revenue forgone for the eight-year real property abatement estimated at \$478,200)

In accordance with Section 7.13 of the City Council Rules of Procedure, "Motions to Approve Designated Zoning Cases and Designated Public Subsidy Matters," the city secretary read the following certification into the record:

"By making and seconding this motion, the councilmembers represent they have undertaken sufficient examination and involvement, beyond reviewing the agenda materials, to be knowledgeable of both the facts and the circumstances of the case and to be able to develop an opinion based on such an examination of the various factors and issues involved."

Mayor Pro Tem Alonzo moved to adopt the item.

Motion seconded by Deputy Mayor Pro Tem Wilson and Councilmember Kleinman.

Mayor Rawlings declared the item adopted on a divided vote with Councilmember Greyson voting "No."

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2105

Item 63: Authorize a second extension to the development agreement with Lynxette Exploration, LLC, previously approved on March 28, 2012, by Resolution No. 12-0962, in Tax Increment Financing Reinvestment Zone Number Fifteen (Fort Worth Avenue TIF District) to extend the deadlines related to the completion of the Sylvan | Thirty project by one year; in consideration for the extension Lynxette Exploration, LLC shall **(1)** provide staff with a quarterly report of the project's outstanding items for submittal to the Fort Worth Avenue TIF Board; **(2)** annually request permission from TxDOT to complete the installation of the required landscaping and 7' sidewalk along the southern portion of the project site, and subsequent to receiving permission, must complete the work within the next immediate planting period and no later than 12 months from the date permission is granted; and **(3)** provide staff with documentation of TxDot's response to their annual request prior to the annual disbursement of TIF Reimbursement - Financing: No cost consideration to the City

Prior to the item being read into the record, Councilmember Kleinman announced he had a conflict of interest on the item and would abstain from voting or participating in any discussion. Councilmember Kleinman left the council chamber.

In accordance with Section 7.13 of the City Council Rules of Procedure, "Motions to Approve Designated Zoning Cases and Designated Public Subsidy Matters," the city secretary read the following certification into the record:

"By making and seconding this motion, the councilmembers represent they have undertaken sufficient examination and involvement, beyond reviewing the agenda materials, to be knowledgeable of both the facts and the circumstances of the case and to be able to develop an opinion based on such an examination of the various factors and issues involved."

Mayor Pro Tem Alonzo moved to adopt the item.

Motion seconded by Deputy Mayor Pro Tem Wilson and Councilmember Clayton and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2106

Item 64: Authorize **(1)** preliminary adoption of Substantial Amendment No. 4 to the Neighborhood Stabilization Program Plan to receive and deposit program income in the amount of \$350,000; **(2)** an increase in appropriations in the amount of \$350,000 from \$4,000,000 to \$4,350,000 to be used for similar eligible activities; and **(3)** a public hearing to be held on December 9, 2015 to receive comments on Substantial Amendment No. ~~20~~ 4 to the Neighborhood Stabilization Program Plan  
- Financing: No cost consideration to the City

Corrected on the addendum.

In accordance with Section 7.13 of the City Council Rules of Procedure, "Motions to Approve Designated Zoning Cases and Designated Public Subsidy Matters," the city secretary read the following certification into the record:

"By making and seconding this motion, the councilmembers represent they have undertaken sufficient examination and involvement, beyond reviewing the agenda materials, to be knowledgeable of both the facts and the circumstances of the case and to be able to develop an opinion based on such an examination of the various factors and issues involved."

Councilmember Griggs moved to adopt the item.

Motion seconded by Councilmember Medrano and Councilmember Kingston and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2107

The consent zoning docket consisted of agenda items 65-72.

Agenda item 65: Zoning Case Z145-127(DL)  
Agenda item 66: Zoning Case Z145-263(AF)  
Agenda item 67: Zoning Case Z145-264(SM)  
Agenda item 68: Zoning Case Z145-296(WE)  
Agenda item 69: Zoning Case Z145-302(OTH)  
Agenda item 70: Zoning Case Z145-305(WE)  
Agenda item 71: Zoning Case Z145-323(RB)  
Agenda item 72: Zoning Case Z145-330(OTH)

Consent zoning agenda item 67 was removed from the consent zoning docket to be considered as an individual hearing.

Therefore, the consent zoning docket, consisting of the agenda items noted below, was presented for consideration:

Agenda item 65: Zoning Case Z145-127(DL)  
Agenda item 66: Zoning Case Z145-263(AF)  
Agenda item 68: Zoning Case Z145-296(WE)  
Agenda item 69: Zoning Case Z145-302(OTH)  
Agenda item 70: Zoning Case Z145-305(WE)  
Agenda item 71: Zoning Case Z145-323(RB)  
Agenda item 72: Zoning Case Z145-330(OTH)

In the zoning cases on the consent zoning docket, the city plan commission recommended approval of the proposed changes in zoning.

The following individual appeared in opposition to the city plan commission's recommendations:

Marvin Crenshaw, 5134 Malcolm X Blvd.

No one appeared in favor of the city plan commission's recommendations.

Councilmember Medrano moved to close the public hearings, accept the recommendations of the city plan commission on the consent zoning docket and pass the ordinances.

Motion seconded by Deputy Mayor Pro Tem Wilson and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2108

Item 65: Zoning Case 145-127(DL)

The consent zoning docket, consisting of consent zoning agenda items 65, 66 and 68-72, was presented for consideration.

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, and a commercial amusement (inside) use limited to a dance hall, on property zoned FWMU-3 Form Walkable Mixed Use Subdistrict, Tract I within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District with an SH-3 Shop Front Overlay, on the east corner of South Lamar Street and South Boulevard.

Recommendation of Staff and CPC: Approval for a two-year period, subject to a site plan and conditions.

The following individual appeared in opposition to the city plan commission's recommendation:

Marvin Crenshaw, 5134 Malcolm X Blvd.

No one appeared in favor of the city plan commission's recommendation.

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 29922

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2109

Item 66: Zoning Case 145-263(AF)

The consent zoning docket, consisting of consent zoning agenda items 65, 66 and 68-72, was presented for consideration.

A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for MF-1(A) Multifamily District uses on property zoned a CR Community Retail District at the south corner of Piedmont Drive and Hillburn Drive.

Recommendation of Staff and CPC: Approval, subject to a development plan, amenity plan and conditions.

The following individual appeared in opposition to the city plan commission's recommendations:

Marvin Crenshaw, 5134 Malcolm X Blvd.

No one appeared in favor of the city plan commission's recommendations.

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 29923

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2110

Item 67: Zoning Case 145-264(SM)

The consent zoning docket, consisting of consent zoning agenda items 65, 66 and 68-72, was presented for consideration.

A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for LO-1 uses and a mortuary, funeral home, or commercial wedding chapel use on property zoned an R-7.5(A) Single Family District and an LO-1 Limited Office District with a D Overlay, on the northeast line of Webb Chapel Road and on the west line of Larga Drive, east of Webb Chapel Extension.

Recommendation of Staff and CPC: Approval, subject to a development plan, landscape plan and conditions.

Prior to the consent zoning docket being read into the record, the city secretary announced the item would be considered as an individual item as it required a three-fourths vote; there was no objection voiced by the city council.

Later in the meeting, the item was brought up for consideration.

No one appeared in opposition to the city plan commission's recommendation.

The following individual appeared in favor of the city plan commission's recommendation:

Santos Martinez, 900 Jackson St.

Mayor Pro Tem Alonzo moved to close the public hearing, accept the recommendation of the city plan commission and pass the ordinance.

Motion seconded by Deputy Mayor Pro Tem Wilson and unanimously adopted.

Assigned ORDINANCE NO. 29924

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2111

Item 68: Zoning Case 145-296(WE)

The consent zoning docket, consisting of consent zoning agenda items 65, 66 and 68-72, was presented for consideration.

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 1473 for a public school on property zoned Planned Development District No. 521, in an area generally bounded by Fox Creek Trail, Wisdom Creek Drive, and Firethorn Drive.

Recommendation of Staff and CPC: Approval for a permanent period, subject to a revised site plan, revised landscape plan, traffic management plan and conditions.

The following individual appeared in opposition to the city plan commission's recommendations:

Marvin Crenshaw, 5134 Malcolm X Blvd.

No one appeared in favor of the city plan commission's recommendations.

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 29925

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2112

Item 69: Zoning Case 145-302(OTH)

The consent zoning docket, consisting of consent zoning agenda items 65, 66 and 68-72, was presented for consideration.

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to the boundaries of Specific Use Permit No. 1592 for a tower/antenna for cellular communication limited to a monopole cellular tower on property zoned Planned Development District No. 870, northwest of the intersection of Easton Road and East Lake Highlands Drive.

Recommendation of Staff and CPC: Approval for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a revised site plan and conditions.

The following individual appeared in opposition to the city plan commission's recommendations:

Marvin Crenshaw, 5134 Malcolm X Blvd.

No one appeared in favor of the city plan commission's recommendations.

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 29926

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2113

Item 70: Zoning Case 145-305(WE)

The consent zoning docket, consisting of consent zoning agenda items 65, 66 and 68-72, was presented for consideration.

A public hearing to receive comments regarding an application for and an ordinance granting a CS Commercial Service District and a resolution accepting deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District on the southeast corner of Cullum Lane and Harry Hines Boulevard.

Recommendation of Staff and CPC: Approval with deed restrictions volunteered by the applicant.

The following individual appeared in opposition to the city plan commission's recommendations:

Marvin Crenshaw, 5134 Malcolm X Blvd.

No one appeared in favor of the city plan commission's recommendations.

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 29927

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2114

Item 71: Zoning Case 145-323(RB)

The consent zoning docket, consisting of consent zoning agenda items 65, 66 and 68-72, was presented for consideration.

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a Class A Dance hall on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northwest line of Travis Street, south of Knox Street.

Recommendation of Staff and CPC: Approval for a four-year period, subject to a site plan, landscape plan and conditions.

The following individual appeared in opposition to the city plan commission's recommendations:

Marvin Crenshaw, 5134 Malcolm X Blvd.

No one appeared in favor of the city plan commission's recommendations.

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 29928

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2115

Item 72: Zoning Case 145-330(OTH)

The consent zoning docket, consisting of consent zoning agenda items 65, 66 and 68-72, was presented for consideration.

A public hearing to receive comments regarding an application for and an ordinance granting an MF-1(A) Multifamily District on property zoned an NS(A) Neighborhood Service District, on the west corner of South Carroll Avenue and Bute Street.

Recommendation of Staff and CPC: Approval.

The following individual appeared in opposition to the city plan commission's recommendations:

Marvin Crenshaw, 5134 Malcolm X Blvd.

No one appeared in favor of the city plan commission's recommendations.

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 29929

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2116

ZONING CASES - INDIVIDUAL

Item 73: Zoning Case 145-203(RB)

A public hearing to receive comments regarding a City Plan Commission authorized hearing for Planned Development District No. 463, with consideration being given to increasing the floor area for lodging and similar uses within the Tract III portion (Zone A and Zone B) of the Planned Development District, on property within the southwest quadrant of West Northwest Highway and North Central Expressway and an ordinance granting the amendments.

Recommendation of Staff and CPC: Approval, subject to a revised conceptual plan, revised Tract III (Zone A and Zone B) development plan, a Tract III (Zone A and Zone B) landscape plan, and conditions.

No one appeared in opposition to the city plan commission's recommendation.

The following individual appeared in favor of the city plan commission's recommendation:

Tommy Mann, 2728 Harwood

Councilmember Gates moved to close the public hearing, accept the recommendation of the city plan commission and pass the ordinance.

Motion seconded by Mayor Pro Tem Alonzo and unanimously adopted. (Arnold absent when vote taken)

Assigned ORDINANCE NO. 29930

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2117

ZONING CASES - INDIVIDUAL

Item 74: Zoning Case 145-281(OTH)

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a motor vehicle fueling station on property zoned an NS(A) Neighborhood Service District on the southern corner of Gannon Lane and South Westmoreland Road.

Recommendation of Staff: Approval for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions.

Recommendation of CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

No one appeared in opposition to the city plan commission's recommendation.

The following individual appeared in favor of the city plan commission's recommendation:

Atice Pradhan, 1801 Brookview Dr., Carrollton, TX

Deputy Mayor Pro Tem Wilson moved to close the public hearing, accept staff's recommendation and pass the ordinance.

Motion seconded by Mayor Pro Tem Alonzo and unanimously adopted. (Arnold absent when vote taken)

Assigned ORDINANCE NO. 29931

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2118

ZONING CASES - INDIVIDUAL

Item 75: Zoning Case 145-284(WE)

A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2052 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 LI Light Industrial District with a D-1 Liquor Control Overlay on the southwest corner of Forney Road and South Buckner Boulevard.

Recommendation of Staff: Approval for a four-year period, subject to conditions.

Recommendation of CPC: Approval for a three-year period, subject to conditions.

No one appeared in opposition to or in favor of the city plan commission's recommendation.

Councilmember Young moved to close the public hearing, accept the recommendation of the city plan commission and pass the ordinance.

Motion seconded by Councilmember Medrano and unanimously adopted. (Thomas absent when vote taken)

Assigned ORDINANCE NO. 29932

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2119

ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL

Item 76: Zoning Case 134-105(SM)

A public hearing to receive comments regarding an application for and an ordinance granting a new subarea 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 within Tract 2A, Subarea 1 of Planned Development District No. 366, the Buckner Boulevard Special Purpose District with a D-1 Liquor Control Overlay on the northwest corner of Scyene Road and South Buckner Boulevard.

Recommendation of Staff: Approval of a new subarea, subject to a development/landscape plan and conditions; 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 new subarea, subject to a development/landscape plan and conditions; and approval of a Specific Use Permit for a one-year period, subject to a site plan and conditions.

Note: This item was considered by the City Council at a public hearing on October 14, 2015, and was deferred until November 10, 2015.

The city secretary read the item into the record.

Consideration of the item was held until Councilmember Callahan was present as the item pertained to his council district.

Later in the meeting, with Councilmember Callahan present, the city secretary re-read the item into the record.

No one appeared in opposition to or in favor of the city plan commission's recommendation.

Councilmember Callahan moved to close the public hearing, accept the recommendation of the city plan commission and pass the ordinances.

Motion seconded by Councilmember Kingston and unanimously adopted.

Assigned ORDINANCE NOS. 29933 AND 29934

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2120

ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL

Item 77: Zoning Case 134-341(RB)

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.

Note: This item was considered by the City Council at public hearings on May 27, 2015, June 10, 2015 and June 17, 2015, and was deferred until November 10, 2015.

Neva Dean, interim assistant director of sustainable development and construction, reminded the city council approval of the application would require a favorable vote of three-fourths of all members of the city council.

No one appeared in opposition to or in favor of the city plan commission's recommendation.

Councilmember Gates moved to continue the public hearing and hold the item under advisement until the August 24, 2016 voting agenda meeting of the city council.

Motion seconded by Councilmember Greyson and unanimously adopted. (Callahan absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2121

ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL

Item 78: Zoning Case 145-195(AF)

A public hearing to receive comments regarding an application for and an ordinance granting an NS(A) Neighborhood Service District and a resolution accepting deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District on the southwest corner of Royal Lane and Brockbank Drive.

Recommendation of Staff and CPC: Approval with deed restrictions volunteered by the applicant.

Note: This item was considered by the City Council at a public hearing on October 14, 2015, and was deferred until November 10, 2015.

The following individual appeared in opposition to the city plan commission's recommendation:

Richard Sheridan, 11301 Dennis Rd.

The following individual appeared in favor of the city plan commission's recommendation:

Robert Reeves, 3807 Vincent Dr.

Mayor Pro Tem Alonzo moved to close the public hearing, accept the recommendation of the city plan commission with the following change:

- Accept the modified deed restrictions offered by the applicant

and pass the ordinance.

Motion seconded by Deputy Mayor Pro Tem Wilson and unanimously adopted.

Assigned ORDINANCE NO. 29935

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2122

ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL

Item 79: Zoning Case 145-257(CG)

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 greater than 3,500 square feet on property zoned an RR Regional Retail District with a D Liquor Control Overlay on the northwest corner of West Ledbetter Drive and South Hampton Road.

Recommendation of Staff and CPC: 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.

Note: This item was considered by the City Council at public hearings on August 12, 2015, August 26, 2015, September 9, 2015, and October 14, 2015, and was deferred until November 10, 2015.

No one appeared in opposition to or in favor of the city plan commission's recommendation.

Councilmember Thomas moved to close the public hearing and deny the item without prejudice.

Motion seconded by Councilmember Medrano and unanimously denied without prejudice.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2123

DESIGNATED ZONING CASES - INDIVIDUAL

Item 80: Zoning Case 134-250(RB)

A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for MF-1(A) Multifamily District Uses on property zoned an MF-1(A) Multifamily District in the southeast quadrant of Averill Way and Preston Road.

Recommendation of Staff and CPC: Approval, subject to a development plan, landscape plan and conditions.

Prior to the item being read into the record, Councilmember Gates announced she had a conflict of interest on the item and would abstain from voting or participating in any discussion. Councilmember Gates left the council chamber.

In accordance with Section 7.13 of the City Council Rules of Procedure, "Motions to Approve Designated Zoning Cases and Designated Public Subsidy Matters," the city secretary read the following certification into the record:

"By making and seconding this motion, the councilmembers represent they have undertaken sufficient examination and involvement, beyond reviewing the agenda materials, to be knowledgeable of both the facts and the circumstances of the case and to be able to develop an opinion based on such an examination of the various factors and issues involved."

The following individuals appeared in opposition to the city plan commission's recommendation:

J. Steve Dawson, 8440 Tulane St.  
Margie Shor, 6052 Averill Way

The following individuals appeared in favor of the city plan commission's recommendation:

Sarah Dodd, 6060 N. Central Expwy.  
Bill Dahlstrom, 2323 Ross Ave.  
Jon Anderson, 6335 W. Northwest Hwy.  
Anne Rushing, 6123 Bandera Ave.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

15-2123

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Mayor Rawlings allowed the following individual to speak in opposition to the city plan commission's recommendation; there was no objection voiced by the city council.

Claire Stanard, 6325 Bandera Ave. (handout provided)

Councilmember Kleinman moved to close the public hearing, accept the recommendation of the city plan commission with the following change:

- A masonry wall is not required along the eastern property line if the adjacent property to the east is developed with a density of 28 dwelling units or more

and pass the ordinance.

Motion seconded by Deputy Mayor Pro Tem Wilson and Councilmember Callahan.

Mayor Rawlings declared the item adopted on a divided vote with Councilmember Kingston voting "No."

Assigned ORDINANCE NO. 29936

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2124

DESIGNATED ZONING CASES - INDIVIDUAL

Item 81: Zoning Case 145-214(RB)

A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for a Country club with private membership maintenance facility and R-16(A) Single Family District Uses on property zoned an R-16(A) Single Family District on the north line of Alpha Road, east of Hughes Lane.

Recommendation of Staff: Denial.

Recommendation of CPC: Approval, subject to a development plan, landscape and tree mitigation plan, and conditions.

Prior to the item being read into the record, Councilmember Gates announced she had a conflict of interest on the item and would abstain from voting or participating in any discussion. Councilmember Gates left the council chamber.

In accordance with Section 7.13 of the City Council Rules of Procedure, "Motions to Approve Designated Zoning Cases and Designated Public Subsidy Matters," the city secretary read the following certification into the record:

"By making and seconding this motion, the councilmembers represent they have undertaken sufficient examination and involvement, beyond reviewing the agenda materials, to be knowledgeable of both the facts and the circumstances of the case and to be able to develop an opinion based on such an examination of the various factors and issues involved."

No one appeared in opposition to the city plan commission's recommendation.

The following individuals appeared in favor of the city plan commission's recommendation:

Bill Dahlstrom, 2323 Ross Ave.  
Bill Blaydes, 9628 Dartridge Dr.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

15-2124

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Councilmember Kleinman moved to close the public hearing, accept the recommendation of the city plan commission and pass the ordinance.

Motion seconded by Councilmember McGough and Councilmember Kingston and unanimously adopted. (Thomas absent when vote taken)

Assigned ORDINANCE NO. 29937

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2125

DESIGNATED ZONING CASES - INDIVIDUAL

Item 82: Zoning Case 145-238(WE)

A public hearing to receive comments regarding an application for and an ordinance granting an MF-2(A) Multifamily District and a Planned Development District for multifamily residential uses on property zoned an MF-2(A) Multifamily District and Planned Development District No. 914 in an area generally bounded by North Fitzhugh Avenue, Chambers Street, North Garrett Avenue, Moser Avenue and Monarch Street.

Recommendation of Staff and CPC: Approval of an MF-2(A) Multifamily District; and approval of a Planned Development District, subject to a development plan and conditions.

In accordance with Section 7.13 of the City Council Rules of Procedure, "Motions to Approve Designated Zoning Cases and Designated Public Subsidy Matters," the city secretary read the following certification into the record:

"By making and seconding this motion, the councilmembers represent they have undertaken sufficient examination and involvement, beyond reviewing the agenda materials, to be knowledgeable of both the facts and the circumstances of the case and to be able to develop an opinion based on such an examination of the various factors and issues involved."

No one appeared in opposition to or in favor of the city plan commission's recommendations.

Councilmember Medrano moved to close the public hearing, accept the recommendation of the city plan commission and pass the ordinance.

Motion seconded by Councilmember Kleinman and Councilmember Kingston and unanimously adopted. (Thomas absent when vote taken)

Assigned ORDINANCE NO. 29938

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2126

DESIGNATED ZONING CASES - INDIVIDUAL

Item 83: Zoning Case 145-325(OTH)

A public hearing to receive comments regarding an application for and an ordinance granting the removal of the D-1 Liquor Control Overlay on property zoned an RR Regional Retail District with consideration being given to a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on the northeast corner of Samuell Boulevard and South Buckner Boulevard.

Recommendation of Staff: Denial 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 denial of a Specific Use Permit.

Prior to approval of the consent zoning docket and the item being read into the record, Councilmember Young moved to continue the public hearing and defer the item until the December 9, 2015 voting agenda meeting of the city council. Therefore, no speakers were called on the item.

Motion seconded by Councilmember McGough and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2127

DESIGNATED ZONING CASES - INDIVIDUAL

Item 84: Zoning Case 145-341(ND)

A public hearing to receive comments regarding a City Plan Commission authorized hearing to determine the proper zoning on property zoned a portion of Tract 1C within Planned Development District No. 160; portions of Subdistrict A, B, C, D, E, and J within Planned Development District No. 468; a portion of Subdistricts 3 and 6 within Planned Development District No. 830; and Conservation District No. 7, in an area generally bound by East Colorado Boulevard, Marsalis Avenue, East 8<sup>th</sup> Street, Davis Street, Zang Boulevard, both sides of West 8<sup>th</sup> Street, North Adams Avenue, properties on the south side of West 7<sup>th</sup> Street between North Adams Avenue and North Llewellyn Avenue, properties on the north side of West Davis Street between North Adams Avenue and North Madison Avenue, West Davis Street, Elsbeth Avenue, West 5<sup>th</sup> Street, and Zang Boulevard with consideration given to a zoning category that would allow for a historic building demolition delay and an ordinance granting the amendments.

Recommendation of Staff and CPC: Approval.

Recommendation of Landmark Commission: Approval.

In accordance with Section 7.13 of the City Council Rules of Procedure, "Motions to Approve Designated Zoning Cases and Designated Public Subsidy Matters," the city secretary read the following certification into the record:

"By making and seconding this motion, the councilmembers represent they have undertaken sufficient examination and involvement, beyond reviewing the agenda materials, to be knowledgeable of both the facts and the circumstances of the case and to be able to develop an opinion based on such an examination of the various factors and issues involved."

The following individual appeared in opposition to the city plan commission's recommendation:

Martin Paniagua, 313 Lake Cliff Dr.

The following individual appeared in favor of the city plan commission's recommendation:

David Preziosi, 2922 Swiss Ave.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

15-2127

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Councilmember Griggs moved to close the public hearing, accept the recommendation of the city plan commission and pass the ordinance.

Motion seconded by Councilmember Medrano and Councilmember McGough.

Mayor Rawlings declared the item adopted on a divided vote with Councilmember Kleinman voting “No.”

Assigned ORDINANCE NO. 29939

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2128

DESIGNATED ZONING CASES - INDIVIDUAL

Item 85: Zoning Case 145-342(ND)

A public hearing to receive comments regarding a City Plan Commission authorized hearing to determine the proper zoning on property zoned an A(A) Agriculture District, a CA-1(A) Central Area District, a CA-2(A) Central Area District, a CR Community Retail District, a CS Commercial Services District, a GR General Retail District, an IM Industrial Manufacturing District, an IR Industrial Research District, an LO-3 Limited Office District, an MC-3 Multiple Commercial District, an MF-2 Multiple Family District, an MF-2(A) Multifamily District, an MF-3(A) Multifamily District, an MU-1 Mixed Use District, an MU-3 Mixed Use District, an NO(A) Neighborhood Office District, a P(A) Parking District, WMU-5 Walkable Mixed Use District, WR-5 Walkable Residential District; Planned Development District No. 9, Planned Development District No. 145, Planned Development District No. 153, a portion of Planned Development District No. 174, Planned Development District No. 183, Planned Development District No. 184, Planned Development District No. 190, a portion of Planned Development District No. 193 - CA-2 Central Area, GR General Retail, HC Heavy Commercial, I-2 Industrial, I-3 Industrial, LC Light Commercial, MF-2 Multiple Family, MF-3 Multiple Family, O-2 Office, P Parking Subdistricts and Planned Development Subdistricts No. 2, No. 6, No. 7, No. 8, No. 11, No. 13, No. 15, No. 16, No. 23, No. 24, No. 34, No. 35, No. 39, No. 45, No. 49, No. 50, No. 52, No. 53, No. 54, No. 58, No. 64, No. 66, No. 68, No. 74, No. 77, No. 79, No. 83, No. 85, No. 86, No. 87, No. 88, No. 93, No. 94, No. 95, No. 96, No. 98, No. 103, No. 108, No. 111, and No. 113; Planned Development District No. 201, Planned Development District No. 225, a portion of Planned Development District No. 269, a portion of Planned Development District No. 298, a portion of Planned Development District No. 305, Planned Development District No. 317, Planned Development District No. 330, Planned Development District No. 334, Planned Development District No. 339, Planned Development District No. 346, Planned Development District No. 357, Planned Development District No. 358, Planned Development District No. 363, Planned Development District No. 372, Planned Development District No. 375, Planned Development District No. 442, Planned Development District No. 466, a portion of Planned Development

[Continue on next page]

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

15-2128

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District No. 468, Planned Development District No. 473, Planned Development District No. 513, Planned Development District No. 582, Planned Development District No. 594, a portion of Planned Development District No. 595 [a CC Community Commercial, an FWMU-3 Form Walkable Mixed Use, an MF-1(A) Multifamily, an MF-2(A) Multifamily, an NC Neighborhood Commercial, a P Parking, an RS-C Regional Service-Commercial, an RS-I Regional Service-Industrial, an RS-I(E) Regional Service-Industrial Enhanced, an RS-MU Regional Service-Mixed Use, an RS-MU(E) Regional Service-Mixed Use Enhanced Subdistricts], Planned Development District No. 619, Planned Development District No. 621, Planned Development District No. 708, Planned Development District No. 715, Planned Development District No. 749, Planned Development District No. 747, Planned Development District No. 774, Planned Development District No. 784, Planned Development District No. 800, Planned Development District No. 841, Planned Development District No. 857, Planned Development District No. 871, Planned Development District No. 877 in an area generally bound by Haskell Avenue, R.L. Thornton Freeway, 2<sup>nd</sup> Avenue, Al Lipscomb Way, Trinity River, Express Street, Stemmons Freeway, and Cole Avenue with consideration given to a zoning category that would allow for a historic building demolition delay and an ordinance granting the amendments.

Recommendation of Staff and CPC: Approval.

Recommendation of Landmark Commission: Approval.

In accordance with Section 7.13 of the City Council Rules of Procedure, "Motions to Approve Designated Zoning Cases and Designated Public Subsidy Matters," the city secretary read the following certification into the record:

"By making and seconding this motion, the councilmembers represent they have undertaken sufficient examination and involvement, beyond reviewing the agenda materials, to be knowledgeable of both the facts and the circumstances of the case and to be able to develop an opinion based on such an examination of the various factors and issues involved."

No one appeared in opposition to the city plan commission's recommendation.

The following individual appeared in favor of the city plan commission's recommendation:

David Preziosi, 2922 Swiss Ave.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

15-2128

Page 3

Councilmember Kingston moved to close the public hearing, accept the recommendation of the city plan commission and pass the ordinance.

Motion seconded by Councilmember Griggs and Councilmember Medrano.

Mayor Rawlings declared the item adopted on a divided vote with Councilmember Kleinman voting “No.”

Assigned ORDINANCE NO. 29940

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2129

DESIGNATED ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL

Item 86: Zoning Case 145-247(AF)

A public hearing to receive comments regarding an application for and an ordinance granting an expansion of Planned Development District No. 812 and the creation of a new tract for mixed uses on property zoned an R-5(A) Single Family District and a CR Community Retail District at the southeast corner of East 11th Street and Fran Way.

Recommendation of Staff and CPC: Approval, subject to a development/landscape plan and conditions.

Note: This item was considered by the City Council at a public hearing on October 14, 2015, and was deferred until November 10, 2015.

Prior to approval of the consent zoning docket and the item being read into the record, Councilmember Arnold moved to continue the public hearing and defer the item until the December 9, 2015 voting agenda meeting of the city council. Therefore, no speakers were called on the item.

Motion seconded by Councilmember Medrano and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2130

BENEFIT ASSESSMENT HEARINGS

**Street Improvement, Benefit Assessment Hearing,  
and Material Testing for Chalk Hill Road**

**Note:** Item Nos. 87 and 88  
must be considered collectively.

Item 87: A benefit assessment hearing to receive comments on street paving, storm drainage, street lighting, landscaping, water and wastewater main improvements for Chalk Hill Road from Davis Street to 800 feet south of I-30; and at the close of the hearing, authorize an ordinance levying benefit assessments, and a construction contract with Pavecon Public Works LP, lowest responsible bidder of two - Not to exceed \$9,099,663 - Financing: 2012 Bond Funds (\$3,908,191), General Obligation Commercial Paper Funds (\$4,415,167), Water Utilities Capital Construction Funds (\$64,372), and Water Utilities Capital Improvement Funds (\$711,933)

The following individuals addressed the city council on the item:

Kamron Massumi, 15 Greenway Plz., Houston, TX  
Eric Jerkelsen, 1616 Mcgee Ln., Carrollton, TX

Mayor Pro Tem Alonzo moved to close the public hearing and pass the ordinance.

Motion seconded by Deputy Mayor Pro Tem Wilson and unanimously adopted.

Assigned ORDINANCE NO. 29941

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2131

BENEFIT ASSESSMENT HEARINGS

**Street Improvement, Benefit Assessment Hearing,  
and Material Testing for Chalk Hill Road**

**Note:** Item Nos. 87 and 88  
must be considered collectively.

Item 88: Authorize a professional services contract with Alliance Geotechnical Group, Inc. to provide construction material testing services during the construction of Chalk Hill Road from Davis Street to 800 feet south of I-30 - Not to exceed \$90,925 - Financing: 2006 Bond Funds (\$90,925)

The following individuals addressed the city council on the item:

Kamron Massumi, 15 Greenway Plz., Houston, TX  
Eric Jerkelsen, 1616 Mcgee Ln., Carrollton, TX

Mayor Pro tem Alonzo moved to close the public hearing and adopt the item.

Motion seconded by Deputy Mayor Pro Tem Wilson and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2132

Closed Session

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

- Personnel matter involving City Attorney Warren Ernst.

At 11:14 a.m., Mayor Rawings announced the closed session of the city council authorized by Chapter 551, "OPEN MEETINGS," of the (Texas Open Meetings Act) to discuss the following matter:

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

- Personnel matter involving City Attorney Warren Ernst.

Mayor Rawlings reconvened to open session after the closed session at 1:04 p.m. No other matters were discussed during the closed session.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2133

Addendum Addition 1: Authorize settlement of the condemnation lawsuit styled City of Dallas v. Main Capital Partners, LP, et al., Cause No. CC-13-00525-A - Not to exceed \$75,000, increased from \$32,800 (\$30,000 plus closing costs and title expenses not to exceed \$2,800) to \$107,800 (total settlement amount) - Financing: Water Utilities Capital Improvement Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2134

Addendum Addition 2: Authorize Supplemental Agreement No. 1 to the professional services contract with Orgain Bell & Tucker, LLP for additional legal services in the lawsuit styled City of Dallas v. Cary "Mac" Abney et al., Cause No. D-150045-C - Not to exceed \$25,000, from \$50,000 to \$75,000 - Financing: Water Utilities Current Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2135

Addendum Addition 3: Authorize Supplemental Agreement No. 1 to the professional services contract with Kaplan Kirsch & Rockwell, L.L.P. for additional services on matters relating to a Federal Aviation Administration Part 16 Investigation regarding the City's gate allocation policy at Dallas Love Field - Not to exceed \$40,000, from \$50,000 to \$90,000 - Financing: Aviation Current Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2136

Addendum Addition 4: Authorize Supplemental Agreement No. 2 to the professional services contract with Mounce, Green, Myers, Safi, Paxson & Galatzan, P.C., for additional services on matters relating to the pending disputes between the City of Dallas and the Sabine River Authority - Not to exceed \$150,000, from \$300,000 to \$450,000 - Financing: Water Utilities Current Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2137

Addendum Addition 5: Authorize an amendment to Resolution No. 15-1544, previously approved on August 26, 2015, for a conditional grant agreement with SDC Compton Housing, LP to **(1)** clarify the terms of the agreement to allow flexibility in the number of total units financed under the grant agreement in the event that the units are sold to households with income over 140% of Area Median Family Income; and **(2)** extend the start date to no later than December 31, 2015 for the project in South Dallas located on Fran Way near Eighth and Corinth Streets - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2138

Addendum Addition 6: Authorize public hearings to be held on December 9, 2015 and January 13, 2016 to receive comments on the renewal of the Dallas juvenile curfew ordinance; and, at the close of the public hearing on January 13, 2016, consideration of an ordinance amending Chapter 31 of the Dallas City Code to reinstate and continue in effect the Dallas juvenile curfew ordinance to provide daytime and nighttime curfew hours for minors - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2139

**Note:** If Addendum Item No. 7 is adopted, Council will not consider Addendum Item No. 8.  
If Addendum Item No. 8 is adopted, Council will not consider Addendum Item No. 7.

Addendum Addition 7:            Authorize a five-year service contract for beverage services -  
Coca-Cola Refreshments USA, Inc., most advantageous proposer  
of two - Estimated revenue: \$1,998,400

The following individuals addressed the city council on the item:

Winn Everhart, 5826 Llano Ave  
Derek McCoy, 601 Walnut Hollow Rd., Mansfield, TX

Councilmember Gates moved to deny the item.

Motion seconded by Councilmember Griggs.

Mayor Rawlings declared the item adopted on a divided vote with Councilmember Arnold voting "No."

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2140

**Note:** If Addendum Item No. 7 is adopted, Council will not consider Addendum Item No. 8.  
If Addendum Item No. 8 is adopted, Council will not consider Addendum Item No. 7.

Addendum Addition 8: Authorize **(1)** the rejection of the proposals received for beverage services; and **(2)** the re-advertisement for a new solicitation -  
Financing: No cost consideration to the City

Councilmember Gates moved to adopt the item.

Motion seconded by Councilmember Griggs and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2141

Addendum Addition 9: A resolution authorizing a wage floor for specific City service contracts requiring City contractors and subcontractors to pay their employees a wage floor of no less than \$10.37 per hour, as established annually through use of the Massachusetts Institute of Technology Wage Calculator for Dallas County - Financing: This action has no cost consideration to the City

Councilmember Kingston moved to adopt the item.

Motion seconded by Councilmember Medrano.

After discussion, Councilmember Gates moved a substitute motion to approve the Option 2 Resolution presented to council at the October 21, 2015 city council briefing meeting, as revised, to authorize the city manager to annually update the wage floor and establish a procurement process using employee compensation as an evaluation factor and combination with other factors in the overall approach on request for proposals for labor intensive contracts.

Motion seconded by Deputy Mayor Pro Tem Wilson.

Councilmember Griggs called a point of order to state Councilmember Gates' substitute motion was deleterious to the main motion and therefore out of order.

After brief deliberation, the city attorney ruled Councilmember Gates' substitute motion was in order.

Following further discussion, Councilmember Young called the question.

Call seconded by Councilmember Medrano.

Mayor Rawlings called for a show of hands on Councilmember Young calling the question.

By a show of hands, with the majority raised in favor, Mayor Rawlings declared the motion adopted.

Mayor Rawlings called a record vote on Councilmember Gates' substitute motion to approve the Option 2 Resolution presented to council at the October 21, 2015 city council briefing meeting, as revised, to authorize the city manager to annually update the wage floor and establish a procurement process using employee compensation as an evaluation factor and combination with other factors in the overall approach on request for proposals for labor intensive contracts.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

15-2141

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Voting Yes: [4] Wilson, McGough, Kleinman, Gates

Voting No: [11] Rawlings, Alonzo, Griggs, Medrano, Thomas, Arnold,  
Callahan, Young, Clayton, Greyson, Kingston

The city secretary declared the substitute motion failed.

Mayor Rawlings called a record vote on Councilmember Kingston's motion to adopt the item as presented.

Voting Yes: [14] Rawlings, Alonzo, Wilson, Griggs, Medrano, Thomas, Arnold,  
Callahan, Young, McGough, Clayton, Kleinman, Greyson,  
Kingston

Voting No: [1] Gates

The city secretary declared the item adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2142

Addendum Addition 10: A resolution designating absences by Councilmember Adam Medrano, Councilmember Rickey D. Callahan, and Councilmember Philip T. Kingston as being for "Official City Business" - Financing: No cost consideration to the City

Councilmember Medrano, Councilmember Callahan and Councilmember Kingston announced they had a conflict of interest and would abstain from voting or participating in any discussion. Councilmember Medrano, Councilmember Callahan and Councilmember Kingston left the council chamber.

Councilmember Arnold moved to adopt the item.

Motion seconded by Councilmember Griggs and unanimously adopted. (Medrano, Callahan, Kingston abstain)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2143

Addendum Addition 11: A resolution acknowledging receipt of the Ethics Advisory Commission Rules of Procedure adopted by the Commission on August 27, 2015, October 1, 2015, and October 16, 2015 - Financing: No cost consideration to the City

Deputy Mayor Pro Tem Wilson moved to adopt the item.

Motion seconded by Councilmember Griggs.

Councilmember Kleinman requested a record vote.

Mayor Rawlings called the record vote on Deputy Mayor Pro Tem Wilson's motion to adopt the item.

Voting Yes: [14] Rawlings, Alonzo, Wilson, Griggs, Medrano, Arnold, Callahan, Young, Clayton, McGough, Kleinman, Greyson, Gates, Kingston

Voting No: [0]

Absent When Vote Taken: [1] Thomas

The city secretary declared the item adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2144

Addendum Addition 12: An ordinance amending Chapter 46 of the Dallas City Code to **(1)** amend the title of the Chapter; **(2)** declare that the city encourages all entities within the city, even those entities that are excepted from the requirements of the Chapter, to recognize the rights of all individuals; **(3)** clarify the distinction between sexual orientation and gender identity and expression so that the definitions of those terms align with the definitions in Chapter 34, "Personnel Rules," of the Dallas City Code; **(4)** provide that a person's gender is determined by the person's own perception of their gender; **(5)** remove an exception that allowed discrimination in certain housing facilities; and **(6)** establish a deadline for the administrator to notify a complainant after determining that the person's complaint does not come within the scope of Chapter 46 - Financing: No cost consideration to the City

The following individuals addressed the city council on the item:

Omar Narvaez, 9309 Lynbrook Dr.  
Oliver Blumer, 7140 Belteau Ln.  
Rafael McDonnell, 2701 Regan St.

Mayor Rawlings allowed the following individual speak on the item; there was no objection voiced by the city council:

Patti Fink, 324 Easton Rd.

Councilmember Medrano moved to adopt the item.

Motion seconded by Councilmember Kingston and unanimously adopted.

Assigned ORDINANCE NO. 29942

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 10, 2015

15-2145

ZONING CASES - INDIVIDUAL

Addendum Addition 13: Zoning Case 145-313(WE)

A public hearing to receive comments regarding an application for a CS Commercial Service District with deed restrictions volunteered by the applicant on property zoned a CR Community Retail District, on the east corner of Forney Road and Lawnview Avenue.

Recommendation of Staff and CPC: Denial.

Prior to the item being read into the record, Councilmember Callahan announced he had a conflict of interest on the item and would abstain from voting or participating in any discussion. Councilmember Callahan left the council chamber.

The city secretary read the item into the record.

Neva Dean, interim assistant director of sustainable development and construction, reminded the city council approval of the application would require a favorable vote of three-fourths of all members of the city council.

No one appeared in opposition to city plan commission's recommendations.

The following individuals appeared in favor of city plan commission's recommendations:

Casie Pierce, 6047 Parkdale  
Audra Buckley, 416 S. Ervay St.  
Johnny Rodriguez, 5686 Cary St.  
Bob Landadio, 5603 Hollis Ave.

Councilmember Young moved to close the public hearing and deny the item with prejudice.

Motion seconded by Councilmember Medrano and unanimously denied with prejudice.

MINUTES OF THE DALLAS CITY COUNCIL  
TUESDAY, NOVEMBER 10, 2015

EXHIBIT C