

**ANNOTATED AGENDA  
CITY COUNCIL MEETING  
APRIL 27, 2016  
CITY OF DALLAS  
1500 MARILLA  
COUNCIL CHAMBER, CITY HALL  
DALLAS, TEXAS 75201  
9:07 A.M. – 3:56 P.M.  
[16-0610; HELD]**

Invocation and Pledge of Allegiance (Council Chamber)

Agenda Item/Open Microphone Speakers  
**[16-0611]**

VOTING AGENDA

1. Approval of Minutes of the April 13, 2016 City Council Meeting  
**[16-0612; APPROVED]**

CONSENT AGENDA  
**[16-0613; APPROVED]**

**Business Development & Procurement Services**

2. Authorize a three-year service contract for traffic counting services - Quality Traffic Data, LLC, most advantageous proposer of four - Not to exceed \$318,000 - Financing: Current Funds (subject to annual appropriations)  
**[16-0614; APPROVED]**
3. Authorize a three-year service contract for courier services - Reliable Couriers, lowest responsible bidder of seven - Not to exceed \$347,864 - Financing: Current Funds (subject to annual appropriations)  
**[16-0615; APPROVED]**
4. Authorize a three-year master agreement for handguns and parts for Police - Nardis Gun Club SA, LLC, lowest responsible bidder of two - Not to exceed \$572,350 - Financing: Current Funds  
**[16-0616; APPROVED]**

CONSENT AGENDA (Continued)

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

5. Authorize a three-year service contract for graphic design services - El Creative, Inc., most advantageous proposer of ten - Not to exceed \$550,105 - Financing: Current Funds (\$535,880), Stormwater Drainage Management Current Funds (\$9,740) and Aviation Current Funds (\$4,485) (subject to annual appropriations)  
**[16-0617; HELD UNDER ADVISEMENT UNTIL MAY 11, 2016 BY COUNCILMEMBER ARNOLD]**
  
6. Authorize a three-year master agreement for herbicides and pesticides for citywide use - SiteOne Landscape Supply, LLC in the amount of \$731,779, Rentokil North America, Inc. dba Target Specialty Products in the amount of \$467,501, BWI Dallas/Ft. Worth in the amount of \$434,209, Winfield Solutions LLC in the amount of \$196,725, Red River Specialties, Inc. in the amount of \$160,457, N-Gulf, LLC dba Ameriturf in the amount of \$149,083, Turf Care of Texas, LLC in the amount of \$103,935 and Helena Chemical Company in the amount of \$86,879, lowest responsible bidders of nine - Total not to exceed \$2,330,568 - Financing: Current Funds (\$2,079,210), Aviation Current Funds (\$157,773), Water Utilities Current Funds (\$71,184), Sanitation Current Funds (\$17,654) and Stormwater Drainage Management Current Funds (\$4,747)  
**[16-0618; APPROVED AS AN INDIVIDUAL ITEM]**
  
7. Authorize a five-year master agreement, with three one-year renewal options, for the purchase of ruggedized mobile data computers - VetSource Mobility, LLC, most advantageous proposer of eight - Not to exceed \$8,739,789 - Financing: Municipal Lease Agreement Funds (subject to appropriations)  
**[16-0619; APPROVED]**

**City Attorney's Office**

8. Authorize settlement of the lawsuit styled Justin Nunnally v. City of Dallas, Cause No. DC-15-12700 - Not to exceed \$250,000 - Financing: Current Funds  
**[16-0620; APPROVED]**
  
9. Authorize settlement of the lawsuit styled Leah Showers v. Joseph Lee King and City of Dallas, Cause No. DC-15-07094 - Not to exceed \$40,000 - Financing: Current Funds  
**[16-0621; APPROVED AS AN INDIVIDUAL ITEM]**
  
10. Authorize Supplemental Agreement No. 1 to the professional services contract with Walker Bright P.C. for additional legal services in the lawsuit styled Joe Wesson v. City of Dallas, Texas and Jesus Martinez, Civil Action No. 3:14-CV-4325-L - Not to exceed \$70,000, from \$25,000 to \$95,000 - Financing: Current Funds  
**[16-0622; APPROVED]**

CONSENT AGENDA (Continued)

**Economic Development**

11. Authorize the first amendment to the development agreement and the Chapter 380 economic development grant agreement with Fairfield at Ross LLC for development of the Fairfield West End Residences in the City Center TIF District to extend the completion deadlines to September 30, 2016 - Financing: No cost consideration to the City  
**[16-0623; APPROVED]**

**Housing/Community Services**

12. Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Coria Corporation Inc. for the construction of affordable houses; **(2)** the sale of 3 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Coria Corporation 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  
**[16-0624; APPROVED]**
13. Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Dallas Area Habitat for Humanity for the construction of affordable houses; **(2)** the sale of 4 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Dallas Area Habitat for Humanity; and **(3)** execution of a release of lien for any non-tax liens on the 4 properties that may have been filed by the City - Financing: No cost consideration to the City  
**[16-0625; APPROVED AS AN INDIVIDUAL ITEM]**
14. Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Dallas Area Habitat for Humanity for the construction of affordable houses; **(2)** the sale of 2 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Dallas Area Habitat for Humanity; and **(3)** execution of a release of lien for any non-tax liens on the 2 properties that may have been filed by the City - Financing: No cost consideration to the City  
**[16-0626; APPROVED]**
15. Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by JDS-Q Services, LLC for the construction of affordable houses; **(2)** the sale of 2 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to JDS-Q Services, LLC; 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  
**[16-0627; APPROVED]**

CONSENT AGENDA (Continued)

**Housing/Community Services** (Continued)

16. 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 5 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 5 properties that may have been filed by the City - Financing: No cost consideration to the City  
**[16-0628; APPROVED]**
17. Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Mercer Construction Company, LLC for the construction of affordable houses; **(2)** the sale of 2 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Mercer Construction Company, LLC; 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  
**[16-0629; APPROVED]**
18. Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by South Dallas Fair Park Inncity Community Development Corporation for the construction of affordable houses; **(2)** the sale of 2 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to South Dallas Fair Park Inncity Community Development Corporation; **(3)** the exchange of deed restrictions from the 2 lots proposed to be purchased from the Land Bank to 2 comparable lots owned by the developer; and **(4)** 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  
**[16-0630; APPROVED]**
19. Authorize **(1)** the acceptance of a Continuum of Care Grant from the U.S. Department of Housing and Urban Development in the amount of \$288,401, to provide permanent supportive housing for homeless persons with HIV/AIDS at Hillcrest House located at 834 North Marsalis Avenue for the period May 1, 2016 through April 30, 2017; **(2)** a contract with Hillcrest House Partnership, Ltd. (as Owner) and PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas (as Subrecipient) in the amount of \$288,401 to provide permanent supportive housing for homeless persons with HIV/AIDS at Hillcrest House located at 834 North Marsalis Avenue for the period May 1, 2016 through April 30, 2017; **(3)** a cash match in the amount of \$72,101 from Housing Opportunities for Persons with AIDS grant funds; and **(4)** execution of any and all agreements and other documents required by the grant - Total not to exceed \$360,502 - Financing: U.S. Department of Housing and Urban Development Grant Funds  
**[16-0631; APPROVED]**

CONSENT AGENDA (Continued)

**Intergovernmental Services**

20. A resolution declaring two unimproved properties located at 410 Sparks Street and 411 Hart Street unwanted and unneeded and authorizing their conveyance to Dallas Housing Acquisition and Development Corporation, a qualified non-profit organization, through the Land Transfer Program (list attached) - Revenue: \$2,000  
**[16-0632; APPROVED]**
  
21. Authorize an amendment to Resolution No. 15-1378, previously approved on August 12, 2015, for the conditional grant agreement in the amount of \$1,500,000 with Central Dallas Community Development Corporation to extend the completion date to September 30, 2016 for construction of the 50 permanent supportive housing units located at 1531 Malcolm X Boulevard - Financing: No cost consideration to the City  
**[16-0633; APPROVED AS AN INDIVIDUAL ITEM]**
  
22. Authorize Supplemental Agreement No. 1 to the FY2014-15 contract with Health Services of North Texas, Inc. to provide Housing Opportunities for Persons with AIDS scattered site housing assistance for persons with HIV/AIDS, to revise the Statement of Services and budget to reallocate funding in the amount of \$3,362 from the Emergency/Tenant Based Rental Assistance (E/TBRA) - Housing Services budget category to the Emergency/Tenant Based Rental Assistance (E/TBRA) - Financial Assistance budget category, with no net change in the contract amount - Financing: No cost consideration to the City  
**[16-0634; APPROVED]**
  
23. Authorize **(1)** the acceptance of a grant from the Texas Department of Criminal Justice (Grant # 696-TC-16-17-L063), to develop and operate a pilot program for reentry services in the amount of \$1,000,000 for the period September 1, 2015 through August 31, 2017; and **(2)** execution of the grant agreement - Not to exceed \$1,000,000 - Financing: Texas Department of Criminal Justice Grant Funds  
**[16-0635; APPROVED]**

**Library**

24. Authorize acceptance of the framework for an eventual Dallas Public Library Strategic Plan as developed by Futterman & Associates, Inc. dba CIVIC Technologies - Financing: No cost consideration to the City  
**[16-0636; APPROVED AS AMENDED]**

CONSENT AGENDA (Continued)

**Office of Financial Services**

25. Authorize a public hearing to be held on June 15, 2016 to receive comments on the proposed change of use for property located at 138 West Davis Street purchased with Community Development Block Grant funds from the U. S. Department of Housing and Urban Development - Financing: No cost consideration to the City  
**[16-0637; APPROVED]**

**Park & Recreation**

26. Authorize a contract with Northstar Construction, LLC, lowest responsible bidder of two, for trail improvements at Runyon Creek Trail located between Glendale Park to Camp Wisdom Road - Not to exceed \$2,497,700 - Financing: General Obligation Commercial Paper Funds  
**[16-0638; APPROVED]**
27. Authorize a twenty-year development, operation and maintenance agreement, with one five-year renewal option with CFO2 DALLAS II, LLC for the development, operation and maintenance of a pedestrian bridge and landscape improvements for purposes of connecting to and providing public access from an adjacent development to the Katy Trail located at 3535 Travis Street - Financing: No cost consideration to the City  
**[16-0639; HELD UNDER ADVISEMENT UNTIL AUGUST 10, 2016 BY COUNCILMEMBER KINGSTON]**
28. Authorize **(1)** a Memorandum of Understanding with the National Recreation and Park Association for new playground equipment at Urbandale Park located at 7400 Ireland Avenue; **(2)** the receipt and deposit of funds in the amount of \$70,000 from the National Recreation and Park Association; and **(3)** an increase in appropriations in the Capital Gifts, Donation and Development Fund in the amount of \$70,000 - Not to exceed \$70,000 - Financing: Capital Gifts, Donation and Development Funds  
**[16-0640; APPROVED]**
29. A resolution authorizing the proposed use of a portion of the Elm Fork Greenbelt located at 3123 Proctor Street, totaling approximately 67,592 square feet of land, pursuant to Chapter 26 of the Texas Parks and Wildlife Code, by the Texas Department of Transportation for construction of improvements to State Highway 183/John William Carpenter Freeway - Estimated Revenue: \$15,000  
**[16-0641; APPROVED]**

CONSENT AGENDA (Continued)

**Park & Recreation** (Continued)

30. A resolution authorizing the proposed use of a portion of the Elm Fork Greenbelt located at 10400 Wildwood Drive, totaling approximately 296,757 square feet of land, pursuant to Chapter 26 of the Texas Parks and Wildlife Code, by the Texas Department of Transportation for construction of improvements to State Highway Loop 12/Walton Walker Boulevard - Financing: No cost consideration to the City  
**[16-0642; APPROVED]**
31. Authorize a public hearing to be held on May 25, 2016 to receive comments on the proposed change of use and sale of a portion of the Kleberg Trail, consisting of a total of approximately 71,109 square feet of land, to the Texas Department of Transportation for construction of improvements to I-20 Frontage Roads - Estimated Revenue: \$18,365  
**[16-0643; APPROVED]**

**Planning and Urban Design**

32. Authorize the City Manager to provide a Notice of Intent for establishing a Quiet Zone along the Union Pacific rail line corridor generally in the Urbandale area of Dallas encompassing the existing at-grade crossings of Prairie Creek Road and Sam Houston Road as required by the Federal Railroad Administration Final Train Horn Rule 49 CFR Part 222 and 229 - Financing: No cost consideration to the City  
**[16-0644; APPROVED AS AN INDIVIDUAL ITEM]**

**Public Works Department**

33. Authorize an increase in the construction services contract with Phoenix 1 Restoration and Construction, Ltd. for the additional worked required for the renovation of the Old Municipal Building located at 106 South Harwood Street - Not to exceed \$1,062,969, from \$12,103,302 to \$13,166,270 - Financing: Public/Private Partnership Funds  
**[16-0645; APPROVED]**
34. Authorize Supplemental Agreement No. 1 to the professional services contract with GME Consulting Services, Inc. for additional materials testing services during construction of the Fire Station No. 6 replacement facility located at 2301 Pennsylvania Avenue - Not to exceed \$18,528, from \$42,987 to \$61,515 - Financing: 2006 Bond Funds  
**[16-0646; APPROVED]**
35. Authorize Supplemental Agreement No. 8 to the professional services contract with Conley Group, Inc. for additional design and construction oversight for exterior renovation of 106 South Harwood Street - Not to exceed \$191,973, from \$1,238,770 to \$1,430,743 - Financing: Public/Private Partnership Funds  
**[16-0647; APPROVED]**

CONSENT AGENDA (Continued)

**Street Services**

36. Authorize a professional services contract with Kimley-Horn and Associates, Inc., most advantageous proposer of thirteen, to provide traffic signal design services for 39 traffic signals at various intersections and other related tasks - Not to exceed \$832,400 - Financing: 2006 Bond Funds (\$505,000) and Current Funds (\$327,400) (subject to annual appropriations)  
**[16-0648; APPROVED]**
  
37. Authorize **(1)** an Interlocal Agreement with the Texas Department of Transportation (TxDOT) to provide cost reimbursement for material and labor costs for traffic signal improvements at five locations Belt Line Road and Dallas Parkway, Hampton Road and Clarendon Drive, Hampton Road and Illinois Avenue, Hillcrest Road and Alpha Road, and Polk Street and Wheatland Road; **(2)** the receipt and deposit of funds from TxDOT in the amount of \$112,734; and **(3)** the establishment of appropriations in the amount of \$112,734 in the Texas Department of Transportation Grant Fund - Not to exceed \$112,734 - Financing: Texas Department of Transportation Grant Funds  
**[16-0649; APPROVED]**
  
38. Authorize **(1)** a Local Project Advance Funding Agreement with the Texas Department of Transportation for a U.S. Department of Transportation - Federal Highway Administration 2014 Highway Safety Improvement Program grant to design, upgrade and construct five traffic signals and associated off system intersection improvements at Marsh Lane and Rosemeade Parkway, Bruton Road and Second Avenue, Forest Lane and Audelia Road, Plano Road and Miller Road and Royal Lane and Skillman Street; **(2)** a required local match in the amount of \$182,459; and **(3)** an amendment to Resolution No. 15-2223, previously approved on December 9, 2015, to identify a required local match for design of the traffic signals in the amount of \$100,500 - Total not to exceed \$1,849,784 - Financing: Texas Department of Transportation Grant Funds (\$1,566,825) and Current Funds (\$182,459)  
**[16-0650; APPROVED]**
  
39. Authorize **(1)** a Local Project Advance Funding Agreement with the Texas Department of Transportation for a U.S. Department of Transportation - Federal Highway Administration 2014 Highway Safety Improvement Program grant to design, upgrade and construct five traffic signals and associated off system intersection improvements at Royal Lane and Abrams Road, Skillman Street and Walnut Hill Lane, Skillman Street and Lovers Lane, Walnut Hill Lane and Abrams Road and Webb Chapel Road and Larga Drive; **(2)** a required local match in the amount of \$149,601; and **(3)** an amendment to Resolution No. 15-2223, previously approved on December 9, 2015, to identify a required local match for design of the traffic signals in the amount of \$96,500 - Total not to exceed \$1,535,791 - Financing: Texas Department of Transportation Grant Funds (\$1,289,691) and Current Funds (\$149,601)  
**[16-0651; APPROVED]**



CONSENT AGENDA (Continued)

**Sustainable Development and Construction**

40. Authorize settlement in lieu of proceeding with condemnation of a tract of land containing approximately 16,822 square feet from Doyle Anderton located in Kaufman County for the Lake Tawakoni 144-inch Pipeline Project - Not to exceed \$2,000 increased from \$4,585 (\$2,085, plus closing costs and title expenses not to exceed \$2,500) to \$6,585 (\$4,000, plus closing costs and title expenses not to exceed \$2,585) - Financing: Water Utilities Capital Construction Funds  
**[16-0652; APPROVED]**
41. Authorize the quitclaim of 96 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: \$585,974  
**[16-0653; APPROVED]**
42. Authorize an amendment to the ten-year lease agreement with Mulix Investments, LLC to make leasehold improvements to the approximately 4,996 square feet of office space located at 2730 Coombs Creek Drive for the Southwest Building Inspection District office for the period December 1, 2014 through November 30, 2024 - Not to exceed \$13,400 - Financing: Building Inspection Current Funds (subject to annual appropriations)  
**[16-0654; APPROVED]**
43. An ordinance granting a private license to Equity Hotel Group, LLC for the use of a total of approximately 385 square feet of aerial space to occupy, maintain and utilize two canopies over a portion of Record Street right-of-way, near its intersection with Wood Street - Revenue: \$200 one-time fee, plus the \$20 ordinance publication fee  
**[16-0655; APPROVED; ORDINANCE 30067]**
44. An ordinance abandoning a sanitary sewer easement to Northaven Land Investment, LP and North Haven R.E., LP, the abutting owners, containing approximately 3,664 square feet of land, located near the intersection of Northaven Road and Freda Stern Drive - Revenue: \$5,400, plus the \$20 ordinance publication fee  
**[16-0656; APPROVED; ORDINANCE 30068]**

CONSENT AGENDA (Continued)

**Trinity Watershed Management**

- 45. Authorize professional services contracts with Garver, LLC for the engineering design of five erosion control improvement projects (list attached) - Not to exceed \$88,684 - Financing: 2012 Bond Funds (\$19,603) and General Obligation Commercial Paper Funds (\$69,081)  
**[16-0657; APPROVED]**
  
- 46. Authorize an increase in the contract with AUI Contractors, LLC for cooling water piping modifications, landscape improvements, pavement improvements and additional electrical improvements for the New Baker No. 3 Pump Station - Not to exceed \$375,822, from \$42,623,042 to \$42,998,864 - Financing: 2006 Bond Funds  
**[16-0658; APPROVED]**
  
- 47. Authorize ratification of emergency concrete channel construction to repair flood damage to a concrete lined channel along Joe's Creek in Northwest Dallas - Jeske Construction Company, lowest responsive bidder of four - Not to exceed \$104,352 - Financing Stormwater Drainage Management Capital Construction Funds  
**[16-0659; APPROVED]**
  
- 48. Authorize ratification of emergency storm drainage pipe construction to repair a collapsed storm drainage pipe along Village Fair Place, from Ledbetter Drive to Five Mile Creek, with North Texas Contracting, Inc., lowest responsive bidder of three - Not to exceed \$208,980 - Financing: Stormwater Drainage Management Capital Construction Funds  
**[16-0660; APPROVED]**

**Water Utilities**

**Environmental Services**

**Note:** Item Nos. 49 and 50 must be considered collectively.

- 49. Authorize a professional services contract with AECOM Technical Services, Inc. to provide environmental services related to the construction or repair of water and wastewater mains, construction of new facilities, renovation of existing facilities, and general environmental services - Not to exceed \$697,937 - Financing: Water Utilities Current Funds (subject to annual appropriations)  
**[16-0661; APPROVED]**

CONSENT AGENDA (Continued)

**Water Utilities** (Continued)

**Environmental Services** (Continued)

**Note:** Item Nos. 49 and 50  
must be considered collectively.

50. Authorize a professional services contract with Terracon Consultants, Inc. to provide environmental services related to the construction or repair of stormwater drainage, maintenance inside the levee limits, soil stabilization for erosion control projects, construction of new facilities, renovation of existing facilities, and storm drain environmental services - Not to exceed \$628,611 - Financing: Stormwater Drainage Management Capital Construction Funds (\$314,305) and Stormwater Drainage Management Current Funds (\$314,306) (subject to annual appropriations)  
**[16-0662; APPROVED]**
51. Authorize an increase in the contract with Cardinal Contractors, Inc. for additional work associated with grit removal improvements at the Central Wastewater Treatment Plant - Not to exceed \$284,821, from \$20,948,000 to \$21,232,821 - Financing: Water Utilities Capital Construction Funds  
**[16-0663; APPROVED]**
52. Authorize **(1)** approval of an Industrial, Commercial, Institutional (ICI) rebate application from S2/PBC Brookshire, LP in the amount of \$27,035, pursuant to Resolution No. 12-0530, previously approved on February 22, 2012; and **(2)** approval of an ICI rebate application from UT Southwestern Medical Center in the amount of \$38,533, pursuant to Resolution No. 12-0530, previously approved on February 22, 2012 - Total not to exceed \$65,568 - Financing: Water Conservation Program Funds  
**[16-0664; APPROVED]**

ITEMS FOR INDIVIDUAL CONSIDERATION

**City Secretary's Office**

53. 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)  
**[16-0665; INDIVIDUAL APPOINTMENTS MADE TO BOARDS AND COMMISSIONS]**

## ITEMS FOR FURTHER CONSIDERATION

### **Park & Recreation**

54. Authorize a twenty-year development and maintenance agreement, with two five-year renewal options, with QuikTrip Corporation (QuikTrip), for the purpose of designing, constructing, and maintaining a trailhead for the Bachman Creek Greenbelt Trail located at 3900 Shorecrest Drive - Financing: No cost consideration to the City  
**[16-0666; HELD INDEFINITELY BY COUNCILMEMBER GATES]**

### **Trinity Watershed Management**

55. Authorize acquisition, ~~including the exercise of the right of eminent domain, if such becomes necessary,~~ from Lawrence E. Baker, Jr., Michael Lynn Baker and Freddie M. Baker, of an improved tract of land containing approximately 36,626 square feet located on Barber Avenue near its intersection with Mural Lane for the Mill Creek/Peaks Branch/State-Thomas Drainage Relief Tunnel Project - Not to exceed \$25,538 (\$22,538 plus closing costs and title expenses not to exceed \$3,000) - Financing: 2006 Bond Funds  
**[16-0667; APPROVED]**

## DESIGNATED PUBLIC SUBSIDY MATTERS

### **Economic Development**

56. Authorize **(1)** a Development Agreement with MSW Crozier Tech, LP and Matthews Holdings Southwest, Inc., to dedicate future TIF revenues for reimbursement of eligible project costs related to paving, streetscape and lighting, façade restoration, environmental remediation, and interior/exterior demolition for redevelopment of 2218 Bryan Street, for the Old Dallas High School redevelopment project, located in Tax Increment Financing Reinvestment Zone Twelve (Deep Ellum TIF District); and **(2)** the Deep Ellum TIF District Board of Directors to dedicate an amount not to exceed \$6,040,036 plus an Economic Development TIF Grant in an amount not to exceed \$200,898 for a total amount not to exceed \$6,240,934 from future Deep Ellum TIF District revenues, in accordance with the development agreement - Not to exceed \$6,240,934 - Financing: Deep Ellum TIF District Funds (subject to appropriations)  
**[16-0668; APPROVED]**

ITEMS FOR FURTHER CONSIDERATION (Continued)

DESIGNATED PUBLIC SUBSIDY MATTERS (Continued)

**Economic Development** (Continued)

**Note:** Item Nos. 57 and 58  
must be considered collectively.

**Fort Worth Avenue TIF District**

57. Authorize rescission of Resolution Nos. 14-0841 and 14-0842, previously approved on March 28, 2014, which authorized a development agreement with Henry S. Miller and/or its affiliates HSM Multifamily Development LLC and/or HSM Cliff View Associates Ltd., in an amount not to exceed \$4,650,000, payable from future Fort Worth Avenue TIF District funds in consideration of the proposed Cliff View Project in Tax Increment Financing Reinvestment Zone Number Fifteen (Fort Worth Avenue TIF District) - Financing: No cost consideration to the City  
**[16-0669; APPROVED]**
  
58. Authorize **(1)** a development agreement with HSM Cliff View Associates Ltd. to dedicate future Fort Worth Avenue TIF District revenues in amounts not to exceed: **(a)** \$6,654,303 for on-site eligible project costs related to public infrastructure, affordable housing, environmental remediation and demolition, and park and open space improvements at 2002, 2010, and 2120 North Willomet Avenue; 1020, 1024, and 1028 Seale Street; 1019 and 1023 Stafford Avenue; and the adjacent Stafford Park at 1103 Stratford Avenue in Tax Increment Financing Reinvestment Zone Number Fifteen (Fort Worth Avenue TIF District); and **(b)** \$651,304 for off-site eligible project costs related to public infrastructure improvements along Seale Street between Ormsby Street and Sylvan Avenue in Tax Increment Financing Reinvestment Zone Number Fifteen (Fort Worth Avenue TIF District); and **(2)** the Fort Worth Avenue TIF District Board of Directors to dedicate up to \$7,305,607 from future Fort Worth Avenue TIF District revenues in accordance with the development agreement - Not to exceed \$7,305,607 - Financing: Fort Worth Avenue TIF District Funds  
**[16-0670; APPROVED]**
  
59. Authorize a Chapter 380 economic development grant agreement with Zale Delaware, Inc. ("Zale"), a wholly-owned subsidiary of Signet Jewelers Limited ("Signet"), in an amount not to exceed \$450,000 for the relocation and expansion of its operating headquarters to a new build-to-suit office facility and an associated new build-to-suit jewelry repair facility within the Cypress Waters development in the City of Dallas, pursuant to the Public/Private Partnership Program - Not to exceed \$450,000 - Financing: Public/Private Partnership Funds  
**[16-0671; APPROVED]**

PUBLIC HEARINGS AND RELATED ACTIONS

**Sustainable Development and Construction**

ZONING CASES - INDIVIDUAL

60. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a recycling buy-back center for the collection of household metals and industrial metals on property zoned an IM Industrial Manufacturing District on the northeast line of South Barry Avenue, north of South Haskell Avenue  
Recommendation of Staff: Approval for a two-year period, subject to a site plan and conditions  
Recommendation of CPC: Approval for a one-year period, subject to a site plan and conditions  
Z156-112(WE)  
**[16-0672; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 30069]**
61. A public hearing to receive comments regarding an application for and an ordinance granting an Historic Overlay on property zoned Subarea 1 (Texas Horse Park) of Planned Development District No. 883 with Specific Use Permit No. 383 for a sand and gravel mine on a portion west of the intersection of Pemberton Hill Road and Sarah Lee Drive  
Recommendation of Staff and CPC: Approval, subject to preservation criteria  
Recommendation of Landmark Commission: Approval, subject to preservation criteria  
Z156-120(MP)  
**[16-0673; HEARING CLOSED; APPROVED AS AMENDED; ORDINANCE 30070]**
62. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a mini-warehouse use, 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, and a resolution accepting an amendment to deed restrictions volunteered by the applicant on property zoned an MU-1 Mixed Use District with deed restrictions, on the northeast corner of Lake June Road and Guard Drive  
Recommendation of Staff: Approval of a Specific Use Permit for a mini-warehouse use for a ten-year period, subject to a site plan, landscape plan, elevation plans, and conditions; approval of 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 for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions; and approval of an amendment to deed restrictions including additional restrictions volunteered by the applicant

[Continued next page]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

**Sustainable Development and Construction** (Continued)

ZONING CASES – INDIVIDUAL (Continued)

62. (Continued)

Recommendation of CPC: Approval of a Specific Use Permit for a mini-warehouse use for a ten-year period, subject to a site plan, landscape plan, revised elevation plans, and conditions; approval of 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 for a two-year period, subject to a site plan and conditions; and approval of an amendment to deed restrictions including additional restrictions volunteered by the applicant

Z156-163(SM)

**[16-0674; HEARING CLOSED; APPROVED AS AMENDED; ORDINANCE NOS. 30071 AND 30072]**

ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL

63. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for an industrial (outside) not potentially incompatible use limited to a concrete batch plant on property zoned an IR Industrial/Research District on the south line of West Commerce Street, between Ivanhoe Lane and Brundrette Street  
Recommendation of Staff and CPC: Approval for a five-year period, subject to a site plan and conditions

Z145-329(OTH)

Note: This item was considered by the City Council at a public hearing on March 23, 2016, and was deferred until April 27, 2016, with the public hearing open

**[16-0675; HEARING OPEN; DEFERRED UNTIL MAY 25, 2016 BY DEPUTY MAYOR PRO TEM WILSON]**

64. A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2053 for outside salvage or reclamation on property zoned an IM Industrial Manufacturing District on the south side of Bedford Street, east of Norwich Street

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

Z156-128(OTH)

Note: This item was considered by the City Council at a public hearing on March 23, 2016, and was deferred until April 27, 2016, with the public hearing open

**[16-0676; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 30073]**

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

**Sustainable Development and Construction** (Continued)

ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL (Continued)

65. A public hearing to receive comments regarding an application for and an ordinance granting an IR Industrial/Research District on property zoned an A(A) Agricultural District on the southeast corner of West Kiest Boulevard and Ledbetter Drive  
Recommendation of Staff and CPC: Approval  
Z156-178(OTH)  
Note: This item was considered by the City Council at a public hearing on April 13, 2016, and was held under advisement until April 27, 2016, with the public hearing open  
**[16-0677; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 30074]**

DESIGNATED ZONING CASES - INDIVIDUAL

66. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 696 on property bound by Welch Road, Rickover Drive, Crestline Avenue, and Ridgeside Drive  
Recommendation of Staff and CPC: Approval, subject to a revised development/landscape plan, traffic management plan, and conditions  
Z156-137(SM)  
**[16-0678; HEARING CLOSED; APPROVED AS AMENDED; ORDINANCE 30075]**

MISCELLANEOUS HEARINGS

**Housing/Community Services**

67. A public hearing to receive comments on the proposed sale of one unimproved property acquired by the taxing jurisdictions from the Sheriff to Dallas Housing Acquisition and Development Corporation, a qualified non-profit organization; and, at the close of the public hearing, authorize the City Manager to: **(1)** quitclaim one unimproved property to Dallas Housing Acquisition and Development Corporation, under the HB110 process of the City's Land Transfer Program; and **(2)** release the City's non-tax liens included in the foreclosure judgment and post-judgment non-tax liens, if any (list attached) - Revenue: \$1,000  
**[16-0679; HEARING CLOSED; APPROVED]**



PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

MISCELLANEOUS HEARINGS (Continued)

**Office of Environmental Quality**

68. A public hearing to receive comments on a proposed municipal setting designation to prohibit the use of groundwater as potable water beneath property owned by GMA Development Corp, LLC and BK Ambassador Row, LTD, located near the intersection of Ambassador Row and Metromedia Place and adjacent street rights-of-way; and an ordinance authorizing support of the issuance of a municipal setting designation to GMA Development Corp, LLC, by the Texas Commission on Environmental Quality and prohibiting the use of groundwater beneath the designated property as potable water - Financing: No cost consideration to the City  
Recommendation of Staff: Approval  
**[16-0680; HEARING CLOSED; APPROVED; ORDINANCE 30076]**

**Park & Recreation**

69. A public hearing to receive comments on the proposed use of a portion of the Dallas Zoo located at 550 East Clarendon Drive for two drainage easements and one floodway easement for the Wilds of Africa plat, totaling approximately 116,015 square feet of land; and at the close of the public hearing, consideration of a resolution authorizing the proposed use of parkland pursuant to Chapter 26 of the Texas Parks and Wildlife Code - Financing: No cost consideration to the City  
**[16-0681; HEARING CLOSED; APPROVED]**

**Sustainable Development and Construction**

70. A public hearing on an application for and a resolution granting a variance to the alcohol spacing requirements from a public school, Sam Houston Elementary School as required by Section 6-4 of the Dallas City Code to allow a mixed beverages permit (Chapter 28 of the Texas Alcoholic Beverage Code) for a restaurant without drive-in or drive-through service with a food and beverage certificate [Woodford Drive, LLC, dba Zephyr Bakery Cafe] on the west corner of Cedar Springs Road and Throckmorton Street - AV156-002 - Financing: No cost consideration to the City  
**[16-0682; HEARING CLOSED; APPROVED]**

MISCELLANEOUS HEARINGS - UNDER ADVISEMENT

**Park & Recreation**

71. A public hearing to receive comments for the proposed use of a portion of the Bachman Creek Greenbelt, totaling approximately 42,323 square feet, for driveway access and parking by QuikTrip Corporation; and at the close of the public hearing, consideration of a resolution authorizing the use - Financing: No cost consideration to the City  
**[16-0683; HELD INDEFINITELY BY COUNCILMEMBER GATES]**

**ANNOTATED ADDENDUM  
CITY COUNCIL MEETING  
APRIL 27, 2016  
CITY OF DALLAS  
1500 MARILLA  
COUNCIL CHAMBER, CITY HALL  
DALLAS, TEXAS 75201  
9:07 A.M. – 3:56 P.M.**

ADDITIONS:

Closed Session  
**[16-0684; HELD]**

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

- Discussion on the status of the hiring and selection of a candidate for the position of city attorney.  
**[DISCUSSED]**

CONSENT ADDENDUM

**Business Development & Procurement Services**

1. Authorize a two-year service contract for **(1)** hazardous and non-hazardous waste disposal services - Green Planet, Inc. in the amount of \$3,188,960 through Dallas/Fort Worth International Airport contract using the Interlocal Purchasing Agreement; and **(2)** bio-hazardous decontamination and spill clean-up services - Protect Environmental Services, Inc. in the amount of \$261,200 through the City of Richardson contract using the Interlocal Purchasing Agreement - Total not to exceed \$3,450,160 - Financing: Current Funds (\$2,966,024), Stormwater Drainage Management Current Funds (\$311,636), Water Utilities Current Funds (\$80,000), Sanitation Current Funds (\$50,000), Aviation Current Funds (\$40,000) and Convention and Event Services Current Funds (\$2,500) (subject to annual appropriations)  
**[16-0685; APPROVED]**
2. Authorize **(1)** the rejection of a single proposal received for a one-year service contract for a clinical dental care program; and **(2)** the re-advertisement for new proposals - Financing: No cost consideration to the City  
**[16-0686; APPROVED]**

**Park & Recreation**

3. Authorize a twenty-year development, operation, and maintenance agreement with Dallas Hartford, L.L.C. for the development, operation, and maintenance of parkland for Federal Plaza located at 1900 Federal Street – Financing: No cost consideration to the City  
**[16-0687; APPROVED]**

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

**Police**

4. Authorize **(1)** an application for and acceptance of the "Click It or Ticket" Mobilization Grant in the amount of \$99,990 from the Texas Department of Transportation for a safety belt enforcement initiative for the period April 28, 2016 through June 6, 2016; **(2)** a City contribution of pension and Federal Insurance Contributions Act costs in the amount of \$28,947; and **(3)** execution of the grant agreement - Total not to exceed \$128,937 - Financing: Current Funds (\$28,947) and Texas Department of Transportation Grant Funds (\$99,990)  
**[16-0688; APPROVED AS AN INDIVIDUAL ITEM]**
5. Authorize Supplemental Agreement No. 8 to the contract with Xerox State and Local Solutions, Inc. (formerly ACS State and Local Solutions, Inc.) to extend the contract term from May 2, 2016 through August 2, 2016 for services related to meter operations and a parking management information system - Estimated Net Parking Revenue: \$1,875,000  
**[16-0689; APPROVED]**

**Sustainable Development and Construction**

6. An ordinance granting a GO(A) General Office District and a resolution accepting amended deed restrictions volunteered by the applicant on property zoned an MO-2 Mid-range Office District on the east side of Preston Road, south of Frankford Road - Z156-175 - Financing: No cost consideration to the City  
**[16-0690; APPROVED; ORDINANCE 30077]**

ITEMS FOR INDIVIDUAL CONSIDERATION

**Mayor and City Council**

7. A resolution appointing Christopher D. Bowers, as Interim City Attorney for the City of Dallas, effective at the close of business on April 29, 2016, to serve until the City Council selects and appoints a permanent City Attorney - Financing: No cost consideration to the City  
**[16-0691; APPROVED]**

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

**Office of Financial Services**

8. A resolution ordering Oncor Electric Delivery Company, LLC to show cause regarding the reasonableness of its existing Transmission and Distribution rates within the City of Dallas - Financing: No cost consideration to the City  
**[16-0692; APPROVED]**