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CITY SECRETARY
DALLAS, TEXAS



COUNCIL AGENDA

Public Notice

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POSTED CITY SECRETARY
DALLAS, TX

June 22, 2016
Date

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

General Information

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

If you need interpretation in Spanish language, please contact the City Secretary's Office at 214-670-3738 with a 48 hour advance notice.

Sign interpreters are available upon request with a 48-hour advance notice by calling (214) 670-3738 V/TDD. The City of Dallas is committed to compliance with the Americans with Disabilities Act. **The Council agenda is available in alternative formats upon request.**

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

Rules of Courtesy

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

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

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

Información General

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

Si necesita interpretación en idioma español, por favor comuníquese con la oficina de la Secretaria del Ayuntamiento al 214-670-3738 con notificación de 48 horas antes.

Intérpretes para personas con impedimentos auditivos están disponibles si lo solicita con 48 horas de anticipación llamando al (214) 670-3738 (aparato auditivo V/TDD). La Ciudad de Dallas está comprometida a cumplir con el decreto que protege a las personas con impedimentos, *Americans with Disabilities Act*. **La agenda del Ayuntamiento está disponible en formatos alternos si lo solicita.**

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

Reglas de Cortesía

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

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

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

SUPPLEMENTAL NOTICE

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

**AGENDA
CITY COUNCIL MEETING
WEDNESDAY, JUNE 22, 2016
ORDER OF BUSINESS**

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

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

OPEN MICROPHONE

MINUTES

Item 1

CONSENT AGENDA

Items 2 - 42

ITEMS FOR INDIVIDUAL CONSIDERATION

No earlier
than 9:15 a.m.

Items 43 - 53

PUBLIC HEARINGS AND RELATED ACTIONS

1:00 p.m.

Items 54 - 69

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

AGENDA

CITY COUNCIL MEETING

JUNE 22, 2016

CITY OF DALLAS

1500 MARILLA

COUNCIL CHAMBERS, CITY HALL

DALLAS, TEXAS 75201

9:00 A. M.

Invocation and Pledge of Allegiance (Council Chambers)

Agenda Item/Open Microphone Speakers

VOTING AGENDA

1. Approval of Minutes of the June 1, 2016 City Council Meeting

CONSENT AGENDA

Business Development & Procurement Services

2. Authorize a three-year service contract for volunteer coordination services with background checks - VolunteerNow, only proposer - Not to exceed \$343,350 - Financing: Current Funds (subject to annual appropriations)
3. Authorize a three-year service contract for specialized training for Fire-Rescue and Water Utilities - Texas A & M Engineering Extension Service through an Interlocal Agreement with Texas A & M Engineering Extension Service - Not to exceed \$449,960 - Financing: Current Funds (\$375,000) and Water Utilities Current Funds (\$74,960) (subject to annual appropriations)

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

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

4. * Authorize a one-year service contract for cloud services subscription for the IBM Tririga software for a citywide capital management system - IBM Corporation, through the Department of Information Resources, State of Texas Cooperative - Not to exceed \$298,800 - Financing: Current Funds (subject to appropriations)
5. * Authorize a three-year service contract for the implementation of IBM Tririga software for a citywide capital management system - eCIFM Solutions, Inc., most advantageous proposer of six - Not to exceed \$549,125 - Financing: Current Funds (subject to annual appropriations)
6. Authorize a three-year service contract, with a two-year renewal option, for legal document reproduction services - Delphi Legal Technologies, Inc., most advantageous proposer of seven - Not to exceed \$115,667 - Financing: Current Funds (subject to annual appropriations)
7. Authorize a three-year service contract, with two one-year renewal options, for temporary industrial labor for Sanitation Services - Results Staffing, Inc., most advantageous proposer of five - Not to exceed \$20,246,079 - Financing: Sanitation Current Funds (subject to annual appropriations)
8. Authorize a five-year subscription service contract for access to a web-based investigative subscription to assist Police in locating individuals involved in criminal and terrorism activities - TransUnion distributed by Carahsoft Technology Corp through The Cooperative Purchasing Network - Not to exceed \$679,401 - Financing: Current Funds (subject to annual appropriations)
9. Authorize an acquisition contract for the purchase and installation of one laboratory analyzer (gas chromatograph mass spectrometer) for analytical laboratory testing for Water Utilities - All Business Machines, Inc. dba AttainIt, through the Texas SmartBuy - Not to exceed \$136,878 - Financing: Water Utilities Current Funds
10. Authorize the purchase of one ozone generator - Xylem Water Solutions USA, Inc., only bidder - Not to exceed \$561,658 - Financing: Water Utilities Capital Construction Funds
11. Authorize the purchase of **(1)** twenty three pieces of fleet vehicles and equipment - Hudson Bus Sales, LLC in the amount of \$2,665,662 and Metro Fire Apparatus Specialists, Inc. in the amount of \$7,053,525, through the Houston-Galveston Area Council of Governments; **(2)** one pumper truck - Brasada Ford, Ltd. in the amount of \$151,750 through the Texas Multiple Award Schedule; and **(3)** one excavator with mower attachment - Landmark Equipment, Inc. in the amount of \$107,399 through the Texas Association of School Boards - Total not to exceed \$9,978,336 - Financing: Municipal Lease Agreement Funds (\$9,321,400), Aviation Current Funds (\$549,537) and Stormwater Drainage Management Current Funds (\$107,399)

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

12. Authorize a three-year master agreement for liquid carbon dioxide to be used in the water purification process - Ethanol Products, LLC, lowest responsible bidder of two - Not to exceed \$999,800 - Financing: Water Utilities Current Funds

Economic Development

13. Authorize the nomination of Greyhound Lines, Inc. located at 350 North St. Paul Street, Dallas, TX 75201, 205 South Lamar Street, Dallas, TX 75202, 627 North Westmoreland Road, Dallas, TX 75211 and 315 Continental Avenue, Dallas, TX 75207, to receive designation as an Enterprise Zone Project under the Texas Enterprise Zone Act, as amended, (Government Code, Chapter 2303) to the Office of the Governor Economic Development and Tourism through the Economic Development Bank - Financing: No cost consideration to the City
14. Authorize the re-adoption of the City's current Public/Private Partnership Program Guidelines and Criteria to extend the Program from June 25, 2016 through December 31, 2016, unless new Guidelines to the Public/Private Partnership Program are adopted before such date pursuant to the Property Redevelopment and Tax Abatement Act, as amended (V.T.C.A., Tax Code Chapter 312) and other incentives intended to promote private investment, tax base growth and job creation - Financing: No cost consideration to the City
15. Authorize **(1)** a service contract for the design and implementation of a website and digital content strategy for the Office of Economic Development to replace the existing website in the amount of \$77,246; and **(2)** a five-year service contract for hosting, maintenance and support in the amount of \$28,000 with Icon Enterprises, Inc. dba CivicPlus, most advantageous proposer of eleven - Total not to exceed \$105,246 - Financing: Public/Private Partnership Funds
16. Authorize an amendment to Resolution No. 14-1271, previously approved on August 13, 2014, which authorized a TIF development agreement with Texas InTownHomes, LLC, to extend deadlines to start construction, obtain building permits, meet the minimum investment requirements, obtain a certificate of occupancy, complete construction of the infrastructure improvements, complete construction of each phase of the project, and to execute an operating and maintenance agreement for the Cedar Branch Townhomes Project - Financing: No cost consideration to the City
17. Authorize an amendment to Resolution No. 14-1273, previously approved on August 13, 2014, which authorized a TIF development agreement with Texas InTownHomes, LLC, to extend the complete construction deadline and the associated public improvements from June 30, 2020 to June 30, 2021 for the Cedar Branch Bridge Project - Financing: No cost consideration to the City

CONSENT AGENDA (Continued)**Economic Development** (Continued)

18. Authorize an amendment to Resolution No. 16-0530, previously approved on April 13, 2016, which approved a management agreement with DPL Loan Holdings, LLC for the management, operation, maintenance and retail activation of Browder Street Plaza, to **(1)** remove certain maintenance responsibilities to be retained by the City's Park and Recreation Department; and **(2)** correct the revenue sharing calculation to reflect that the threshold is \$5,500 daily, not monthly, and to clarify conditions for payment - Financing: No cost consideration to the City
19. Authorize the Second Amendment to the Master Agreement with DFM Developer, Ltd. and the Second Amendment to the Development Agreement with Taylor Street 2111, LP, for the Farmers Market Redevelopment, Phase II, 2101 and 2111 Taylor Street Project, to **(1)** extend the start date from April 1, 2016 to December 31, 2016; and **(2)** extend the completion deadline from December 31, 2018 to December 31, 2019 - Financing: No cost consideration to the City
20. Authorize **(1)** a public hearing to be held on August 10, 2016, in accordance with Chapter 372 of the Texas Local Government Code to consider the advisability of renewing the Tourism Public Improvement District (the "District") for thirteen years, so that it may continue to undertake certain improvements and provide special supplemental services that promote and provide incentives, increased hotel activities within the City of Dallas, to be funded by a special assessment on Dallas hotels with 100 or more rooms; and, at the close of the public hearing **(2)** a resolution approving renewal of the District for thirteen years and approval of the District's Service Plan for 2016-2029 - Financing: No cost consideration to the City

Equipment & Building Services

21. Authorize a twenty-four-month service contract for job order contracting services with Restoration Specialists, dba RS Commercial Construction - Not to exceed \$6,314,700 - Financing: Current Funds (subject to annual appropriations)

Intergovernmental Services

22. Authorize **(1)** an application for and acceptance of the FY2016 Edward Byrne Memorial Justice Assistance Grant from the U.S. Department of Justice to be used for a broad range of activities to help control and prevent crime, and to improve the criminal justice system for the period October 1, 2015 through September 30, 2019; **(2)** execution of the Fiscal Agency and Funds Sharing Agreement between the City of Dallas, Dallas County and eligible units of local government; and **(3)** execution of the grant agreement - Not to exceed \$911,485 - Financing: U.S. Department of Justice Grant Funds

CONSENT AGENDA (Continued)**Intergovernmental Services** (Continued)

23. Authorize an amendment to Resolution No. 16-0384, previously approved on February 24, 2016, to **(1)** correct the amount of the City's match from \$29,163 to \$30,963; **(2)** add a provision for the return of grant funds in the event of loss or misuse of funds provided for the City of Dallas Body-Worn Camera Program by the Office of the Governor, Criminal Justice Division, to be used to purchase body-worn cameras and related accessories for the Dallas Marshal's Office and the Dallas Police Department under this program; and **(3)** designate the City Manager or Assistant City Manager as the grantee's authorized official that is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the City of Dallas - Not to exceed \$1,800 - Financing: Current Funds

Office of Financial Services

24. Authorize **(1)** final adoption of the FY 2016-17 HUD Consolidated Plan Budget for U.S. Department of Housing and Urban Development Grant Funds in a projected amount of \$26,686,234 for the following programs and estimated amounts: **(a)** Community Development Block Grant in the amount of \$13,933,321, which includes \$675,000 in program income; **(b)** HOME Investment Partnerships Program in the amount of \$5,132,323 which includes \$1,000,000 in program income; **(c)** Emergency Solutions Grant in the amount of \$1,211,466; and **(d)** Housing Opportunities for Persons with AIDS in the amount of \$6,409,124; and **(2)** adoption of the FY 2015-16 Reprogramming Budget in the amount of \$1,064,334 - Financing: No cost consideration to the City

Park & Recreation

25. Authorize a Memorandum of Understanding with the Trust for Public Land in order to implement the proposed Smart Growth for Dallas program - Financing: No cost consideration to the City
26. Authorize a contract with MART, Inc., best value proposer of four, for a new recreation center at Singing Hills Recreation Center located at 6805 Patrol Way - Not to exceed \$4,470,000 - Financing: Park and Recreation Program Funds (\$500,000), Capital Construction Funds (\$900,000), 2006 Bond Funds (\$147,082), and General Obligation Commercial Paper Funds (\$2,922,918)

Public Works Department

27. Authorize a contract with EJES Incorporated to provide engineering services for the Miscellaneous Drainage Improvements Project at Dallas Love Field - Not to exceed \$148,662 - Financing: Aviation Capital Construction Funds

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

28. Authorize a contract with Tiseo Paving Company, lowest responsible bidder of three, for the reconstruction of street paving, storm drainage, water and wastewater main improvements for Sylvan Avenue from Fort Worth Avenue to Singleton Boulevard - Not to exceed \$7,663,718 - Financing: Capital Projects Reimbursement Funds (\$2,975,000), 2012 Bond Funds (\$1,595,371), General Obligation Commercial Paper Funds (\$1,969,693), Water Utilities Capital Improvement Funds (\$1,082,744) and Water Utilities Capital Construction Funds (\$40,910)
29. Authorize (1) street paving, storm drainage, water and wastewater main improvements, and alley paving for Project Group 12-3003; provide for partial payment of construction cost by assessment of abutting property owners; an estimate of the cost of the improvements to be prepared as required by law (list attached); and (2) a benefit assessment hearing to be held on August 24, 2016, to receive comments - Financing: No cost consideration to the City
30. Authorize Supplemental Agreement No. 2 to the professional services contract with Conley Group, Inc., for the Dallas Museum of Art Sculpture Garden Repairs, located at 1717 North Harwood Street - Not to exceed \$176,565, from \$226,828 to \$403,393 - Financing: 2006 Bond Funds

Street Services

31. Authorize a professional services contract with Kimley-Horn and Associates, Inc., most advantageous proposer of two, to provide automated traffic control cabinet specification development and other related tasks - Not to exceed \$85,200 - Financing: Current Funds

Sustainable Development and Construction

32. Authorize acquisition from Amy West Hillman GST Trust, Andrew West GST Trust, and Crockett & West, LLC, of approximately 114,362 square feet of land located in Kaufman County for the Lake Tawakoni 144-inch Transmission Pipeline Project - Not to exceed \$42,875 (\$39,375, plus closing costs and title expenses not to exceed \$3,500) - Financing: Water Utilities Capital Construction Funds
33. Authorize acquisition from David Houck, of approximately 40,022 square feet of land located in Kaufman County for the Lake Tawakoni 144-inch Transmission Pipeline Project - Not to exceed \$15,500 (\$12,500, plus closing costs and title expenses not to exceed \$3,000) - Financing: Water Utilities Capital Construction Funds
34. Authorize a two-year lease agreement with Audelia, L.P., for approximately 6,088 square feet of space located at 9759 Forest Lane to be used as a boxing training facility and youth fitness center for the period July 1, 2016 through June 30, 2018 - Not to exceed \$240 - Financing: Current Funds (subject to annual appropriations)

CONSENT AGENDA (Continued)**Sustainable Development and Construction** (Continued)

35. Authorize an amendment to Resolution No. 11-1760, previously approved on June 22, 2011, to amend certain deed restrictions, on approximately 83,478 square feet of land, located near the intersection of Live Oak and Cantegral Streets - Revenue: \$1,000
36. An ordinance granting a private license to Keating Clonard Holdings, LLC for the use of approximately 227 square feet of land to occupy, maintain and utilize existing landscape on a portion of Travis Street right-of-way near its intersection with Knox Street - Revenue: \$100 one-time fee, plus the \$20 ordinance publication fee
37. An ordinance abandoning a portion of a sanitary sewer easement to Borderplex Swiss Avenue, LLC, the abutting owner, containing approximately 1,321 square feet of land, located near the intersection of Swiss Avenue and Peak Street - Revenue: \$5,400, plus the \$20 ordinance publication fee
38. An ordinance abandoning portions of two water reservation easements to the City of Dallas, the abutting owner, containing a total of approximately 49,851 square feet of land, located near the intersection of Shorecrest and Denton Drives - Revenue: \$5,400, plus the \$20 ordinance publication fee
39. An ordinance abandoning four wastewater easements to Lincoln Colorado Place LLC, the abutting owner, containing a total of approximately 7,172 square feet of land, located near the intersection of Fort Worth Avenue and Colorado Boulevard - Revenue: \$5,400, plus the \$20 ordinance publication fee

Trinity Watershed Management

40. Authorize payment to the Texas Department of Transportation for additional costs associated with the construction of the bicycle and pedestrian components of the Margaret McDermott (IH30) Bridges over the Trinity Floodway - Not to exceed \$1,093,206 - Financing: Private Funds
41. Authorize professional services contracts with two consulting firms for the engineering design of five erosion control improvement projects and one stormwater drainage project (list attached) - Not to exceed \$365,966 - Financing: Stormwater Drainage Management Capital Construction Funds (\$176,580), 2006 Bond Funds (\$174,196) and Water Utilities Capital Improvement Funds (\$15,190)
42. Authorize an increase in the contract with BAR Constructors, Inc. for modifications to the construction of the Levee Drainage System - Sump A Improvements, also referred to as the Able No. 3 Stormwater Pump Station, to increase the constructability of the pump station, including additional concrete masonry wall material with drainage along the sump and changes to the 24 inch water main aerial crossing - Not to exceed \$349,469, from \$68,275,000 to \$68,624,469 - Financing: 2012 Bond Funds (\$321,798) and Water Utilities Capital Improvement Funds (\$27,671)

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

43. 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)

ITEMS FOR FURTHER CONSIDERATION**Business Development & Procurement Services**

44. 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)

Housing/Community Services

45. Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Simply Custom for the construction of affordable houses; (2) the sale of 96 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Simply Custom; and (3) execution of a release of lien for any non-tax liens on the 96 properties that may have been filed by the City - Financing: No cost consideration to the City
46. Authorize a conditional grant agreement with Greenleaf Ventures, LLC for land development for 36 single family homes for the Buckner Terrace II Project to be located at ~~3834~~ 4400 North Prairie Creek Road - Not to exceed \$844,192 - Financing: 2012 Bond Funds

DESIGNATED PUBLIC SUBSIDY MATTERS**Economic Development**

47. Authorize a development agreement with Midtown Development, Inc. ("Owner") and/or its affiliates in an amount not to exceed \$36,000,000 payable from future Mall Area Redevelopment TIF District funds in consideration of Owner's completion of Dallas Midtown Phase 1, a catalyst project that will include a minimum Owner investment of \$200,000,000 for demolition, infrastructure improvements, vertical construction, and open space assemblage on property currently addressed at 13131, 13331, 13343, and 13439 Preston Road and will both secure the public good and stimulate comprehensive redevelopment of the broader area within Tax Increment Financing Reinvestment Zone Number Twenty (Mall Area Redevelopment TIF District) - Not to exceed \$36,000,000 - Financing: Mall Area Redevelopment TIF District Funds (subject to appropriations and availability of tax increment)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)**DESIGNATED PUBLIC SUBSIDY MATTERS** (Continued)**Economic Development** (Continued)

48. Authorize a Chapter 380 economic development grant agreement in an amount not to exceed \$670,000 with DFM Developer, Ltd., in accordance with the approved Master Agreement for the Redevelopment of the Farmers Market, executed pursuant to City Council Resolution No. 13-0447, as amended, for remaining streetscape and infrastructure improvements - pursuant to Chapter 380 of the Texas Local Government Code in accordance with the City's Public/Private Partnership Program - Not to exceed \$670,000 - Financing: Public Private Partnership Funds
49. Authorize a Chapter 380 economic development grant agreement with Jacobs Engineering Group, Inc. in an amount up to \$277,500 to encourage the relocation of the company headquarters to 1999 Bryan Street and stimulate business development activity in the City of Dallas, pursuant to the Public/Private Partnership Program - Not to exceed \$277,500 - Financing: Public/Private Partnership Funds

Note: Item Nos. 50 and 51
must be considered collectively.

Gaston Hotel and Area Wide Improvements

50. * Authorize (1) a Project Specific Agreement to the Master Agreement with Dallas County for public infrastructure improvements to facilitate the commercial development in the Baylor area; (2) the receipt and deposit of funds in an amount not to exceed \$450,000, pursuant to the City's Business Development Chapter 380 Grant Program; and (3) an increase in appropriations in an amount not to exceed \$450,000 in the Capital Projects Reimbursement Fund - Not to exceed \$450,000 - Financing: Capital Projects Reimbursement Funds
51. * Authorize a Chapter 380 economic development grant agreement pursuant to the Public/Private Partnership Program with Baylor Scott & White Health, GMV Gaston, LP and Gatehouse Gaston Development, LLC for the development of a full-service hotel to be located on a tract of land addressed as 3301-3309, 3401 Gaston Avenue, 3302 Floyd Street, and 910-916 North Hall Street and the associated public and private improvements including site and area wide street improvements - Not to exceed \$450,000 - Financing: Capital Projects Reimbursement Funds

Housing/Community Services

52. Authorize an amendment to Resolution No. 15-1079, previously approved on June, 10, 2015, to extend the loan agreement with Southfair Community Development Corporation, a certified Community Housing Development Organization, for a housing development loan in the amount of \$112,000 from June 30, 2016 to June 30, 2017 for construction of two housing units located at 2800 Park Row Avenue - Financing: No cost consideration to the City

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

DESIGNATED PUBLIC SUBSIDY MATTERS (Continued)

Housing/Community Services (Continued)

53. Authorize an amendment to Resolution No. 15-1150, previously approved on June 17, 2015, for the conditional grant agreement with Jubilee Park & Community Center Corporation to (1) increase the project budget by \$25,000, from \$500,000 to \$525,000; and (2) extend the completion date from June 30, 2016 to June 30, 2017 for the acquisition, demolition, relocation, predevelopment and construction of the Jubilee Neighborhood Project - Not to exceed \$25,000 - Financing: 2012 Bond Funds

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

54. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for MF-2(A) Multifamily District uses and a community service center, a child-care facility and office uses; and an ordinance repealing Specific Use Permit No. 1494 for a community service center and a child-care facility, on property zoned an MF-2(A) Multifamily District in an area bounded by Ross Avenue, Matilda Street, Hudson Street, and Hope Street
Recommendation of Staff and CPC: Approval, subject to a development plan and conditions; and approval of repealing Specific Use Permit No. 1494 for a community service center and a child-care facility
Z112-281(OTH)
55. A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1981 for a bar, lounge or tavern and an inside commercial amusement limited to a dance hall on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the north line of Main Street, east of Malcolm X Boulevard
Recommendation of Staff and CPC: Approval for a two-year period, subject to a revised site plan and conditions
Z156-192(OTH)
56. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for R-7.5(A) Single Family District and public school other than open enrollment charter school uses on property zoned an R-7.5(A) Single Family District, on property bound by East Mockingbird Lane, Delmar Avenue, Anita Street, and Matilda Street
Recommendation of Staff and CPC: Approval, subject to a development plan, traffic management plan, and conditions
Z156-198(SM)

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

57. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for R-10(A) Single Family District and public school other than open enrollment charter school uses on property zoned an R-10(A) Single Family District, on property bound by Welch Road, Harvest Hill Road, Harriet Drive, and Mill Creek Road
Recommendation of Staff and CPC: Approval, subject to a development plan, traffic management plan, and conditions
Z156-199(SM)
58. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 555 on the southwest corner of Frankford Road and Hillcrest Road
Recommendation of Staff and CPC: Approval, subject to a revised development plan, traffic management plan, and revised conditions
Z156-203(WE)
59. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 2153 for a child-care facility to add the use of an open-enrollment charter school on property zoned an R-5(A) Single Family District with Specific Use Permit No. 1456 for a community service center and Specific Use Permit No. 2153 on the north corner of North Winnetka Avenue and McBroom Street
Recommendation of Staff and CPC: Approval for a two-year period, subject to a traffic management plan and conditions
Z156-214(OTH)
60. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for private school use on property zoned an R-7.5(A) Single Family District on the north line of McCree Road, west of Aldwick Drive
Recommendation of Staff and CPC: Approval for a five-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan, traffic management plan, and conditions
Z156-225(SM)
61. A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1913 for a bar, lounge, or tavern on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the south line of Elm Street, east of Good Latimer Expressway
Recommendation of Staff and CPC: Approval for a three-year period, subject to revised conditions
Z156-230(SM)

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

62. A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1914 for the sale of alcoholic beverages in conjunction with a commercial amusement (inside) on property zoned an RR-D-1 Regional Retail District with D-1 Liquor Control Overlay on the southwest corner of R.L. Thornton Freeway and South Buckner Boulevard
Recommendation of Staff: Approval for a three-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions
Recommendation of CPC: Approval for a three-year period with eligibility for automatic renewals for additional three-year periods, subject to conditions
Z156-213(OTH)
63. A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1889 for a late-hours establishment limited to an alcoholic beverage establishment for a bar, lounge, or tavern use on property within Planned Development District No. 842 for CR Community Retail District Uses with a MD-1 Modified Delta Overlay, on the east line of Greenville Avenue, north of Prospect Avenue
Recommendation of Staff: Approval for a three-year period, subject to conditions
Recommendation of CPC: Approval for a five-year period, subject to conditions
Z156-217(WE)
64. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in service use on property within Planned Development District No. 842 for CR Community Retail District Uses with a MD-1 Modified Delta Overlay, on the northeast corner of Greenville Avenue and Lewis Street
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
Z156-224(WE)

DESIGNATED ZONING CASES - INDIVIDUAL

65. A public hearing to receive comments regarding an application for and an ordinance granting a new subdistrict within Planned Development District No. 298, the Bryan Area Special Purpose District, on property zoned Subdistrict 5 and Subdistrict 10 within Planned Development District No. 298, in an area bounded by Bryan Street, Texas Street, Live Oak Street, and Cantegral Street
Recommendation of Staff and CPC: Approval, subject to a development plan and conditions
Z145-233(OTH)

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

FLOODPLAIN APPLICATIONS

Trinity Watershed Management

- 66. A public hearing to receive comments regarding the application for and approval of the fill permit and removal of the floodplain (FP) prefix from approximately 0.428 acres of the current 0.510 acres of land, located at 1000 Bonnie View Road, of which the 0.510 acres are within the floodplain of Sheppard Branch, Fill Permit 16-02 - Financing: No cost consideration to the City

THOROUGHFARE PLAN AMENDMENTS

Planning and Urban Design

- 67. A public hearing to receive comments to amend the City of Dallas Thoroughfare Plan to change the dimensional classification of Gus Thomasson Road from Easton Road to Mesquite City Limits from an existing (EXISTING) roadway designation to a special four-lane divided (SPCL 4D) roadway within 80 to 85 feet of right-of-way; and at the close of the hearing, authorize an ordinance implementing the change - Financing: No cost consideration to the City

MISCELLANEOUS HEARINGS

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 9371 Garland, LLC and the City of Dallas, located near the intersection of Garland Road and North Buckner Boulevard and adjacent street rights-of-way; and an ordinance authorizing support of the issuance of a municipal setting designation to 9371 Garland, 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
- 69. 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 Willow Building 3800 Ltd., located near the intersection of Willow Street and Commerce Street and adjacent street rights-of-way; and an ordinance authorizing support of the issuance of a municipal setting designation to Willow Building 3800 Ltd., 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

June 22, 2016

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Project Group 12-3003
Agenda Item # 29

<u>Project</u>	<u>Limits</u>	<u>Council District</u>
Longhorn Street	from Ferguson Road to Bar X Street	7
Alley between Bluffman Drive, Castle Hills Drive and Lovingood Drive	from Lovingood Drive to Loud Drive	8
Alley between Idaho Avenue and Maryland Avenue	from Holden Avenue to an estimated 250 feet south to the Dallas Power and Light Property	4

Erosion Control Improvements
Agenda Item # 41

<u>Location</u>	<u>Council District</u>	<u>Firm</u>	<u>Amount</u>
<u>Group 14</u>			
845 N. Oak Cliff	1	Pacheco Koch	\$ 80,958.00
Coombs Creek at I-30	1	Consulting	\$101,303.00
6624, 6625 Azalea	11	Engineers, Inc.	\$ 79,533.00
<u>Group 15</u>			
Stevens Golf Course - Hampton	1	Garver, LLC	\$ 16,026.46
Stevens Golf Course - Colorado Blvd	1		\$ 32,052.92
Stevens Golf Course - Pavilion	1		\$ 56,092.62

**Land Bank (DHADC) Sale of Lots to
Simply Custom
Agenda Item # 45**

<u>Property Address</u>	<u>Mapsco</u>	<u>Council District</u>	<u>Amount of Non-Tax Liens</u>
1. 1819 Park Row	46S	7	\$ 5,694.77
2. 2413 Peabody	46S	7	\$ 22,334.72
3. 2816 Meadow	46P	7	\$ 19,766.61
4. 3833 Holmes	56B	7	\$105,410.64
5. 3717 Colonial	46X	7	\$ 3,223.31
6. 2524 Al Lipscomb	46S	7	\$ 12,683.91
7. 2814 Holmes	45Z	7	\$ 3,870.80
8. 1313 Pennsylvania	46W	7	\$ 25,574.72
9. 1317 Pennsylvania	46W	7	\$ 48,922.25

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

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