

**ANNOTATED AGENDA
CITY COUNCIL MEETING
MARCH 22, 2017
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBER, CITY HALL
DALLAS, TEXAS 75201
9:09 A.M. – 4:48 P.M.
[17-0470; HELD]**

Invocation and Pledge of Allegiance (Council Chamber)

Agenda Item/Open Microphone Speakers
[17-0471]

VOTING AGENDA

1. Approval of Minutes of the February 22, 2017 City Council Meeting
[17-0472; APPROVED]

CONSENT AGENDA
[17-0473; APPROVED]

Aviation

2. Authorize **(1)** acceptance of the FY 2017 grant (Grant No. M1718 DLEX) from the Texas Department of Transportation Aviation Division for the Routine Airport Maintenance Program at Dallas Executive Airport in an amount not to exceed \$50,000 or 50% of eligible project costs whichever is less; **(2)** provide a local cash match in the amount of \$50,000 for airport maintenance projects; and **(3)** execution of the grant agreement - Total not to exceed \$100,000 - Financing: Aviation Current Funds (\$50,000) (subject to appropriations) and Texas Department of Transportation Grant Funds (\$50,000)
[17-0474; APPROVED]
3. Authorize Supplemental Agreement No. 4 to the professional services contract with Garver, LLC for design, planning, engineering, and construction document services for the Love Field Pavement Rehabilitation and Reconstruction Project, Taxiway Bravo Phase II, and Taxiway Mike Phase II at Dallas Love Field - Not to exceed \$1,737,770, from \$3,456,534 to \$5,194,304 - Financing: Aviation Capital Construction Funds (\$698,258), Aviation Near Term Passenger Facility Charge Funds (\$250,000) and Federal Aviation Administration Airport Improvement Program Grant Funds (\$789,512)
[17-0475; APPROVED]

CONSENT AGENDA (Continued)

Business Development & Procurement Services

4. Authorize a one-year service contract for airfield paint removal, striping, and painting services at Dallas Love Field - Hi-Lite Airfield Services, LLC, through the Texas Association of School Boards (BuyBoard) - Not to exceed \$998,532 - Financing: Aviation Current Funds (subject to appropriations)
[17-0476; APPROVED]
5. Authorize a two-year service contract for the rental of vehicles and equipment - Herc Rentals, Inc. in the amount of \$4,192,108, Enterprise Rent-A Car dba EAN Holdings, LLC in the amount of \$1,554,264, Four Seasons Equipment, Inc. in the amount of \$1,258,350, Landmark Equipment, Inc. in the amount of \$1,187,473, Holt Texas, LTD in the amount of \$777,880, Kirby-Smith Machinery, Inc. in the amount of \$767,126, Sunbelt Rentals in the amount of \$687,865, United Rentals (North America), Inc. in the amount of \$349,543, and Metro Golf Cars in the amount of \$87,646, lowest responsible bidders of nine - Total not to exceed \$10,862,255 - Financing: Current Funds (subject to annual appropriations)
[17-0477; APPROVED AS AN INDIVIDUAL ITEM]
6. Authorize a three-year service contract for barricade services - Dallas Lite and Barricade, Inc., lowest responsible bidder of two - Not to exceed \$201,882 - Financing: Current Funds (\$12,700), Water Utilities Current Funds (\$118,012), and Stormwater Drainage Management Current Funds (\$71,170) (subject to annual appropriations)
[17-0478; APPROVED]
7. Authorize a three-year service contract to develop and administer promotional examinations for Police and Fire-Rescue - Industrial/Organizational Solutions, Inc., most advantageous proposer of four - Not to exceed \$328,785 - Financing: Current Funds (subject to annual appropriations)
[17-0479; APPROVED]
8. Authorize a three-year service contract, with two one-year renewal options, for actuarial analysis services for Risk Management - Bickmore, most advantageous proposer of eight - Not to exceed \$81,600 - Financing: Current Funds (subject to annual appropriations)
[17-0480; APPROVED]
9. Authorize the first of two one-year renewal options to the service contract with Harris Corporation formerly known as Exelis, Inc. for maintenance of hardware and associated software licenses for airport noise and flight tracking monitoring at Dallas Love Field - Not to exceed \$181,832 - Financing: Aviation Current Funds (subject to appropriations)
[17-0481; APPROVED]

CONSENT AGENDA (Continued)

Business Development & Procurement Services (Continued)

10. Authorize an increase to the master agreement with Taser International, Inc. for the purchase of electronic control weapons and accessories for Police - Not to exceed \$320,869, from \$1,283,564 to \$1,604,433 - Financing: Current Funds
[17-0482; APPROVED]
11. Authorize **(1)** Supplemental Agreement No. 1 to increase the consulting contract with Deloitte Consulting, LLP for actuarial services related to the Dallas Police and Fire Pension System in the amount of \$759,000, from \$414,000 to \$1,173,000; and **(2)** an increase in appropriations in the amount of \$759,000 in the City Controller's Office FY 2016-17 budget, from \$4,682,481 to \$5,441,481 - Not to exceed \$759,000 - Financing: Contingency Reserve Funds
[17-0483; APPROVED]

City Secretary's Office

12. A resolution authorizing an increase in the joint elections agreement and election services contract between the City of Dallas and Collin County for the November 8, 2016 special election - Not to exceed \$120, from \$16,000 to \$16,120 - Financing: Current Funds
[17-0484; APPROVED]

Code Compliance

13. Authorize payment for an asbestos abatement/demolition notification program for a four-year term as required by the Texas Department of State Health Services - Not to exceed \$150,000 - Financing: Current Funds (subject to annual appropriations)
[17-0485; APPROVED]

Economic Development

14. Authorize a second amendment of the development agreement with TEOF Hotel LP, for the Plaza Hotel redevelopment project to extend the project's completion deadline by one year, from July 31, 2016 to July 31, 2017 - Financing: No cost consideration to the City
[17-0486; APPROVED]

CONSENT AGENDA (Continued)

Housing/Community Services

15. Authorize **(1)** the first amendment to the Contract No. 2017-049838-001 with the Department of State Health Services for the Women, Infants, and Children (WIC) Program to **(a)** amend the contract number from Contract No. 2017-049838-001 to Contract No. 2017-049838-001A; **(b)** revise the budget and extend the term of the contract from September 30, 2017 to September 30, 2018 to allow for successful completion of the WIC Project for FY 2017 and FY 2018 grant allocations; **(c)** accept additional grant funds in the amount of \$26,000 for FY 2017 allocation for the WIC Summer Food Service Program for the period October 1, 2016 through September 30, 2017; **(d)** accept grant funds for FY 2018 allocation for continuation of the Special Supplemental Nutrition Program for the WIC Program in the amount of \$15,056,672 for the period October 1, 2017 through September 30, 2018; and **(2)** execution of the amendment and all terms, conditions, and documents required by the contract - Not to exceed \$15,082,672, from \$15,055,566 to \$30,138,238 - Financing: Department of State Health Services Grant Funds
[17-0487; APPROVED]

Mobility and Street Services

16. Authorize **(1)** an Interlocal Agreement with the Texas Department of Transportation to provide cost reimbursement for material and labor costs incurred by the City for intersection and traffic signal improvements at the following five off-system locations: 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 Road; **(2)** the receipt and deposit of funds from the Texas Department of Transportation in the amount of \$101,280; and **(3)** the establishment of appropriations in the amount of \$101,280 in the Texas Department of Transportation Grant Fund - Not to exceed \$101,280 - Financing: Texas Department of Transportation Grant Funds
[17-0488; APPROVED]
17. Authorize payment to Dallas Area Rapid Transit for operation and maintenance costs for the Dallas Streetcar System (Union Station to Bishop Arts District) for Fiscal Year 2017 - Not to exceed \$975,000 - Financing: Current Funds
[17-0489; APPROVED AS AN INDIVIDUAL ITEM]
18. Authorize a professional services contract with Huitt-Zollars, Inc. for the engineering design of complete street improvements for Knox Street from the Katy Trail to US 75 - Not to exceed \$307,935 - Financing: 2012 Bond Funds (\$288,896) and Water Utilities Capital Construction Funds (\$19,039)
17-0490; APPROVED]

CONSENT AGENDA (Continued)

Mobility and Street Services (Continued)

19. Authorize a construction contract with Ark Contracting Services, LLC, lowest responsible bidder of four, for the reconstruction of alley paving, storm drainage, drive approaches, and wastewater main and adjustment improvements for Alley Reconstruction Groups 12-2040 and 12-2045, and paving improvements for the Merrifield Road Dead End Turnaround Project (list attached) - Not to exceed \$4,174,616 - Financing: 2012 Bond Funds (\$1,658,794), 2006 Bond Funds (\$163,430), General Obligation Commercial Paper Funds (\$234,200), Water Utilities Capital Improvement Funds (\$2,094,667) and Water Utilities Capital Construction Funds (\$23,525)
[17-0491; APPROVED]

Office of Cultural Affairs

20. Authorize a contract with One Thirty Productions for cultural services for the period April 1, 2017 through September 30, 2017 - Not to exceed \$62,260 - Financing: Current Funds
[17-0492; APPROVED]

Office of Financial Services

21. Authorize an amendment to the five-year master municipal lease agreement for the financing of personal property purchases - Banc of America Public Capital Corp. - Financing: No cost consideration to the City
[17-0493; APPROVED]

Park & Recreation

22. Authorize **(1)** approval of the terms for the Development Agreement between the Pacific Plaza LLC and Parks for Downtown Dallas collectively the “Developer” and the City for the design and construction of a public park currently named Pacific Plaza; **(2)** approval of an Operating Endowment Agreement between the City and Developer; and **(3)** recommendation to City Council for approval of both the Development and Operating Endowment Agreements, as approved as to form by the City Attorney’s Office - Financing: No cost consideration to the City
[17-0494; APPROVED AS AN INDIVIDUAL ITEM]
23. Authorize a contract with DENCO CS Construction dba DENCO Construction Specialists, best value proposer of three, for structural and miscellaneous repairs to the Kleberg/Rylie Recreation Center located at 1515 Edd Road - Not to exceed \$157,951 - Financing: Park and Recreation Program Funds
[17-0495; APPROVED]

CONSENT AGENDA (Continued)

Park & Recreation (Continued)

24. Authorize a contract with DENCO CS Construction dba DENCO Construction Specialists, best value proposer of two, for structural repairs to the Southern Skates Roller Rink Facility located at 2939 East Ledbetter Road - Not to exceed \$150,220 - Financing: Southern Skates Roller Rink Funds
[17-0496; APPROVED]
25. Authorize a contract with JC Commercial, Inc., best value proposer of six, for construction of a new maintenance facility at Luna Vista Golf Course located at 11223 Luna Vista Road - Not to exceed \$1,147,477 - Financing: 2003 Bond Funds (\$287,837), 2006 Bond Funds (\$812,490), and General Obligation Commercial Paper Funds (\$47,150)
[17-0497; APPROVED]
26. Authorize an increase in the contract with Phoenix I Restoration and Construction, Ltd., for the replacement of flooring on pool deck and locker/shower areas at Bachman Recreation Center located at 2750 Bachman Drive - Not to exceed \$113,763, from \$606,258 to \$720,021 - Financing: 2006 Bond Funds
[17-0498; APPROVED]

Sanitation Services

27. Authorize ordinances granting five franchises for solid waste collection and hauling, pursuant to Chapter XIV, of the City Charter, and Chapter 18, Article IV, of the Dallas City Code (list attached) - Estimated Annual Revenue: \$22,002
[17-0499; APPROVED; ORDINANCE NOS. 30378, 30379, 30380, 30381, 30382]

Sustainable Development and Construction

28. Authorize acquisition from Sylvia Covington, of approximately 71,824 square feet of land located in Kaufman County for the Lake Tawakoni 144-inch Transmission Pipeline Project - Not to exceed \$97,000 (\$93,900, plus closing costs and title expenses not to exceed \$3,100) - Financing: Water Utilities Capital Construction Funds
[17-0500; APPROVED]
29. An ordinance granting a private license to AT&T Communications of the Southwest, Inc. for the use of subsurface space of approximately 404 square feet to maintain and utilize a 24 inch steel pipe for underground electrical wiring under a portion of Haskell Avenue right-of-way, near its intersection with Bryan Street - Revenue: \$1,000 annually, plus the \$20 ordinance publication fee
[17-0501; APPROVED; ORDINANCE NO. 30383]

CONSENT AGENDA (Continued)

Sustainable Development and Construction (Continued)

30. An ordinance granting a private license to JLB Fitzhugh, LP, for the use of a total of approximately 4,681 square feet of subsurface and surface space to install, maintain, and utilize a subsurface conduit, seventy-one trees, forty-one post lights, eight string lights, concrete pavers, a sculpture, two accent lights, landscaping and irrigation, under, on and over a portion of Fitzhugh and Bennett Avenues and Mission Avenue and Manett Street rights-of-way, near its intersection with Fitzhugh and Bennett Avenues and Mission Avenue and Manett Street - Revenue: \$1,000 annually and \$800 one-time fee, plus the \$20 ordinance publication fee
[17-0502; APPROVED; ORDINANCE NO. 30384]
31. An ordinance granting a private license to Supreme Bright Dallas, LLC for the use of approximately 48 square feet of aerial space to occupy, maintain and utilize one canopy without premise over a portion of Commerce Street right-of-way, near its intersection with Ervay Street - Revenue: \$100 one-time fee, plus the \$20 ordinance publication fee
[17-0503; APPROVED; ORDINANCE NO. 30385]
32. An ordinance granting a revocable license to 2823 Main, LLC for the use of a total of approximately 168 square feet of aerial space to install, maintain, and utilize two canopies without premise sign, over a portion of Main Street right-of-way, near its intersection with Malcolm X Boulevard - Revenue: \$200 one-time fee, plus the \$20 ordinance publication fee
[17-0504; APPROVED; ORDINANCE NO. 30386]
33. An ordinance abandoning portions of Fielder Court and Log Cabin Avenue to the Board of Regents of The University of Texas System, the abutting owner, containing a total of approximately 41,370 square feet of land, located near the intersection of Maple Avenue and Mockingbird Lane, and authorizing the quitclaim - Revenue: \$661,920, plus the \$20 ordinance publication fee
[17-0505; APPROVED; ORDINANCE NO. 30387]
34. An ordinance abandoning a portion of a sanitary sewer easement to the City of Dallas, the abutting owner, containing approximately of 311,123 square feet of land, located near the intersection of Central Expressway and Simpson Stuart Road - Revenue: \$5,400, plus the \$20 ordinance publication fee
[17-0506; APPROVED; ORDINANCE NO. 30388]
35. An ordinance abandoning portions of a water easement and sanitary sewer easement to CAPREF Walnut Hill LLC, the abutting owner, containing a total of approximately 2,097 square feet of land, located near the intersection of Walnut Hill Lane and North Central Expressway - Revenue: \$5,400, plus the \$20 ordinance publication fee
[17-0507; APPROVED; ORDINANCE NO. 30389]

CONSENT AGENDA (Continued)

Sustainable Development and Construction (Continued)

36. An ordinance abandoning a drainage easement and two water easements to Quiktrip Corporation, the abutting owner, containing a total of approximately 6,270 square feet of land, located near the intersection of Buckner and Samuell Boulevards - Revenue: \$5,400, plus the \$20 ordinance publication fee
[17-0508; APPROVED; ORDINANCE NO. 30390]

Trinity Watershed Management

37. Authorize **(1)** the rejection of bids for Erosion Control Improvements Group 10; and **(2)** the re-advertisement for new bids - Financing: No cost consideration to the City
[17-0509; APPROVED]
38. Authorize **(1)** the rejection of bids for Erosion Control Improvements Group 11; and **(2)** the re-advertisement for new bids - Financing: No cost consideration to the City
[17-0510; APPROVED]
39. Authorize Supplemental Agreement No. 1 to the professional services contract with Half Associates, Inc. for additional surveying, environmental services and preparation of a Municipal Setting Designation and the Final Plat for the Dallas Floodway - Not to exceed \$179,818, from \$640,498 to \$820,316 - Financing: 1998 Bond Funds (\$52,258) and Stormwater Drainage Management Current Funds (\$127,560)
[17-0511; APPROVED]

Water Utilities

40. Authorize an amendment to an Interlocal Agreement between the City of Dallas, City of Grapevine and the Dallas County Park Cities Municipal Utility District, to extend the term of the contract by ten-years, with four ten-year extension options, for continuation of the reimbursement to the City of Grapevine for Dallas' cost share for the administration of the Lake Grapevine Reservoir Accounting Plan - Not to exceed \$60,000 - Financing: Water Utilities Current Funds (subject to annual appropriations)
[17-0512; APPROVED]

ITEMS FOR INDIVIDUAL CONSIDERATION

City Secretary's Office

41. 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)
[17-0513; OFFICER, FULL COUNCIL AND INDIVIDUAL APPOINTMENTS MADE TO BOARDS AND COMMISSIONS]

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

City Secretary's Office (Continued)

42. A resolution designating absences by Councilmember Casey Thomas, Councilmember Carolyn King Arnold and Councilmember Tiffinni A. Young as being for "Official City Business" - Financing: No cost consideration to the City
[17-0514; APPROVED]

City Manager's Office

43. An ordinance amending Chapter 2, "Administration," Chapter 12A, "Code of Ethics," and Chapter 15A, "Elections," of the Dallas City Code; **(1)** adding city officials and former city officials to purchase by certain persons prohibited; **(2)** providing that city officials have a fiduciary duty to the city; **(3)** adding standards of behavior and civility of city officials; **(4)** clarifying and adding definitions; **(5)** expanding the definition of official or city official to include the chief financial officer, department directors' supervisors, and citizen volunteers on committees or task forces formed by boards and commissions; **(6)** providing for a general recusal and disclosure provision that is applicable to Article II of Chapter 12A; **(7)** providing for disclosure of conflicts on zoning applications; **(8)** changing provisions that are outdated; **(9)** adding additional reporting provisions related to gifts received by city officials or employees; **(10)** providing rules regarding donations; **(11)** clarifying provisions relating to the representation of private interests of a city official or employee before the city; **(12)** regulating the use of public property and resources for campaign expenditures; **(13)** providing for restrictions on the use of electronic devices and social media during executive sessions; **(14)** prohibiting city officials and city employees from receiving tax credits or grants unless the incentive is available to the general public; **(15)** adding a duty to report a violation of Chapter 12A; **(16)** providing for restrictions on lobbying before city council, any city department, board or commission; **(17)** providing that no former city official or city employee shall knowingly disclose to a member of the public any discussion that was lawfully closed to the public; **(18)** adding persons who are required to register as lobbyists; **(19)** providing that any protest given to or received from bidders on pending contracts will be shared with city councilmembers; **(20)** providing restrictions on ex parte communications; **(21)** requiring the Chief Financial Officer and executive general managers to complete a financial disclosure report; **(22)** broadening the jurisdiction of the ethics advisory commission; **(23)** providing the ethics advisory commission the power to issue subpoenas for an evidentiary hearing; **(24)** providing for a provision regarding complaints received by the City Auditor's Office; **(25)** providing factors to take into consideration in determining sanctions; **(26)** imposing additional types of sanctions; **(27)** creating a violation if any person interferes with an investigation of an alleged violation;

[Continued next page]

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

City Manager's Office (Continued)

43. (Continued)

(28) providing for an ethics pledge that all city officials shall sign and file with the city secretary; (29) creating a City Ethics Officer to promote culture of ethics within the city; (30) requiring all new city officials and new city employees to receive ethics training within 30 days after being appointed to office or hired by the city; (31) requiring all current city officials and current city employees to receive training at least once every two years; and (32) adding a new article regarding the permissible and impermissible expenses of city-funded officeholder accounts - Financing: No cost consideration to the City

[17-0515; APPROVED AS AMENDED; ORDINANCE 30391]

44. A resolution adopting policy guidelines regarding the solicitation, acceptance, and reporting of gifts by city employees - Financing: No cost consideration to the City

[17-0516; APPROVED]

ITEMS FOR FURTHER CONSIDERATION

Intergovernmental Services

45. A resolution adopting the City's Federal Legislative Program for the 115th Session of the United States Congress - Financing: No cost consideration to the City

[17-0517; APPROVED AS AMENDED]

Mayor and City Council

46. Authorize a resolution condemning violence and hate speech and expressing solidarity with Muslims and all those targeted for their ethnicity, race or religion - Financing: No cost consideration to the City (via Council Members Griggs, Medrano, Young, Thomas, Kingston)

[17-0518; APPROVED]

PUBLIC HEARINGS AND RELATED ACTIONS

Sustainable Development and Construction

ZONING CASES - CONSENT
[17-0519; APPROVED]

47. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to, and an expansion of, Planned Development Subdistrict No. 111 for LC Light Commercial Subdistrict uses on property zoned an LC Light Commercial Subdistrict and Planned Development Subdistrict No. 111 within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northwest line of McKinney Avenue, northeast of Bowen Street
Recommendation of Staff and CPC: Approval, subject to a development plan and conditions
Z156-278(WE)
[17-0520; HEARING OPEN; DEFERRED TO APRIL 12, 2017 BY COUNCILMEMBER KINGSTON]
48. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a Tower/Antenna for Cellular Communication on property zoned an R-7.5(A) Single Family District on the east side of Namur Street, south of Scyene Road
Recommendation of Staff and CPC: Approval for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan, elevation, and conditions
Z156-337(SH)
[17-0521; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 30392]
49. A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2142 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 100,000 square feet or more on property zoned an RR Regional Retail District with a D-1 Liquor Control Overlay on the north side of Samuell Boulevard, west of South Buckner Boulevard
Recommendation of Staff and CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions
Z167-139(OTH)
[17-0522; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 30393]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

Sustainable Development and Construction (Continued)

ZONING CASES – CONSENT (Continued)

50. A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2019 for an alcoholic beverage establishment limited to a bar, lounge or tavern and a commercial amusement (inside) limited to a live music venue on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District on the south side of Elm Street, east of North Good Latimer Expressway
Recommendation of Staff and CPC: Approval for a three-year period, subject to a revised site plan and conditions
Z167-142(PD)
[17-0523; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 30394]

ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL

51. A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2099 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay and deed restrictions on the southwest corner of Great Trinity Forest Way and North Jim Miller Road
Recommendation of Staff: Approval for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions
Recommendation of CPC: Approval for a three-year period, subject to conditions
Z156-310(OTH)
Note: This item was considered by the City Council at public hearings on January 11, 2017, February 8, 2017, and February 22, 2017, and was held under advisement until March 22, 2017, with the public hearing open
[17-0524; HEARING OPEN; HELD UNDER ADVISEMENT UNTIL MAY 24, 2017 BY DEPUTY MAYOR PRO TEM WILSON]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

Sustainable Development and Construction (Continued)

ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL

52. A public hearing to receive comments regarding an application for 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 a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on the northeast corner of Great Trinity Forest Way (Loop 12) and Jim Miller Road
Recommendation of Staff: Approval for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to site plan and conditions
Recommendation of CPC: Approval for a two-year period, subject to site plan and conditions
Note: This item was considered by the City Council at a public hearing on February 8, 2017, and was deferred until March 22, 2017, with the public hearing open
Z167-104(WE)
[17-0525; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 30395]

DESIGNATED ZONING CASES - INDIVIDUAL

53. A public hearing to receive comments regarding an application for and an ordinance granting the creation of new subareas within Neighborhood Stabilization Overlay No. 7 (the Woodland Drive NSO) on property zoned an R-10(A) Single Family District and on both sides of Deloache Avenue, between Preston Road and Edgemere Road
Recommendation of Staff and CPC: Approval
Z167-148(DL)
[17-0526; HEARING CLOSED; APPROVED AS AMENDED; ORDINANCE 30396]

FLOODPLAIN APPLICATIONS

Trinity Watershed Management

54. 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 0.788 acres of the current 7.298 acres of land, located at 1717 West Northwest Highway, within the floodplain of Elm Fork of the Trinity River, Fill Permit 15-06 - Financing: No cost consideration to the City
[17-0527; HEARING CLOSED; APPROVED]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

MISCELLANEOUS HEARINGS

Mobility and Street Services

55. A public hearing to receive comments to amend the City of Dallas Central Business District Streets and Vehicular Circulation Plan to delete Live Oak Street from Harwood Street to Pacific Avenue/Saint Paul Street; and at the close of the hearing, authorize an ordinance implementing the change - Financing: No cost consideration to the City
[17-0528; HEARING CLOSED; APPROVED; ORDINANCE 30397]

56. A public hearing to receive comments to amend the City of Dallas Central Business District Streets and Vehicular Circulation Plan to reduce the right-of-way on **(1)** Harwood Street between Commerce Street and Jackson Street from 85 feet of right-of-way to 64 feet of right-of-way; and **(2)** Harwood Street between Jackson Street and IH-30 from 78-130 feet of right-of-way to 64-68 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
[17-0529; HEARING CLOSED; APPROVED; ORDINANCE 30398]

Office of Financial Services

57. A public hearing to receive comments on the FY 2017-18 Operating, Capital, and Grant/Trust budgets - Financing: No cost consideration to the City
[17-0530; HEARING CLOSED]

58. A public hearing to receive comments on the Proposed Reprogramming Budget No. 1 to the FY 2016-17 Action Plan for U.S. Department of Housing and Urban Development Grant Funds - Financing: No cost consideration to the City
[17-0531; HEARING CLOSED]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

MISCELLANEOUS HEARINGS - DESIGNATED PUBLIC SUBSIDY MATTERS

Economic Development

59. A public hearing to receive comments concerning the application with the Texas Department of Housing and Community Affairs (TDHCA) for 4% tax credits in the approximate amount of \$7,705,000 with tax exempt bonds in the approximate amount of \$15,000,000 to be issued by the City of Dallas Housing Finance Corporation (DHFC) for the Silver Gardens Apartments, an existing senior apartment community comprised of 202 units for seniors, located at 2620 Ruidosa Avenue, Dallas, Texas, 75228 and, at the close of the public hearing, authorize: **(1)** DHFC to issue the tax exempt bonds in an amount not to exceed \$15,000,000 in Multi-family Housing Mortgage Revenue Bonds Series 2017 to finance the acquisition and rehabilitation of 202 units for seniors by Dominion Development & Acquisition, LLC (“Dominium”), on behalf of Dallas Leased Housing Associates IV, LLP (the “Applicant”), referred to as the Silver Gardens; and **(2)** a resolution to support the TDHCA’s award of Low Income Housing Tax Credits for the acquisition and rehabilitation of the existing Silver Gardens housing development located at 2620 Ruidosa Avenue, Dallas, Texas by conducting a Public Hearing pursuant to Texas Government Code, §2306.67071(a) and 10 Texas Administrative Code (TAC) §10.204(4)(A), Texas Government Code, §2306.67071(b) and 10 TAC§10.204(4)(B) and pursuant to §11.3(a-g) and §11.4 (c)(1) of the 2017 Qualified Allocation Plan (QAP) regarding Housing Deconcentration Factors - Financing: No cost consideration to the City

[17-0532; HEARING CLOSED; APPROVED]

Note: Agenda Item Nos. 60, 61 and 62 must be considered collectively.

60. A public hearing to receive comments concerning an application with the Texas Department of Housing and Community Affairs (TDHCA) for 4% tax credits in the approximate amount of \$7,579,038 with tax exempt bonds in the approximate amount of \$15,000,000 to be issued by the City of Dallas Housing Finance Corporation (DHFC) for the tentatively designated as Flora Street Lofts, a new construction apartment community comprised of 52 units for families, located at 2121 Flora Street, and at the close of the public hearing, authorization will be granted for: **(1)** DHFC to issue the tax exempt bonds in an amount not to exceed \$15,000,000 in Multi-family Housing Mortgage Revenue Bonds Series 2017 to finance the acquisition and new construction of 52 units for families by La Reunion TX and GREENarc Corp, Flora Street Lofts, Ltd. (the “Applicant”), tentatively designated as the Flora Street Lofts; and **(2)** to provide a resolution supporting the TDHCA’s award of Low Income Housing Tax Credits

[Continued next page]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

MISCELLANEOUS HEARINGS - DESIGNATED PUBLIC SUBSIDY MATTERS (Continued)

Economic Development (Continued)

Note: Agenda Item Nos. 60, 61 and 62 must be considered collectively.

60. (Continued)

for the acquisition and new construction of the Flora Street Lofts development located at 2121 Flora Street, Dallas, Texas by conducting a Public Hearing pursuant to Texas Government Code, §2306.67071(a) and 10 TAC §10.204(4)(A), Texas Government Code, §2306.67071(b) and 10 Texas Administrative Code (TAC) §10.204(4)(B) and pursuant to §11.3(a-g) and §11.4 (c)(1) of the 2017 Qualified Allocation Plan (QAP) regarding Housing Deconcentration Factors - Financing: No cost consideration to the City

[17-0533; HEARING CLOSED; APPROVED]

61. Authorize a development agreement with Flora Street Lofts, Ltd. and Green Arc Corporation, its limited partner, to assist the development of the Flora Lofts Project located at 2121 Flora Street in the Arts District - Not to exceed \$4,577,916 in the form of a TIF grant supporting affordable housing - Financing: City Center TIF District Funds (subject to future appropriations from future tax increments)

[17-0534; APPROVED]

62. Authorize a conditional grant agreement with Flora Street Lofts, Ltd. for construction of Flora Lofts, a 52-unit multifamily new construction project located at 2121 Flora Street, conditioned upon 2017 4% LIHTC award - Not to exceed \$2,500,000 - Financing: General Obligation Commercial Paper Funds

[17-0535; APPROVED]

MISCELLANEOUS HEARINGS - UNDER ADVISEMENT

Mobility and Street Services

63. A benefit assessment hearing to receive comments on street paving, drainage, water and wastewater main improvements, and alley paving for Project Group 12-3004; and at the close of the hearing, authorize an ordinance levying benefit assessments, ~~and a construction contract with MACVAL Associates, LLC, lowest responsible bidder of five (list attached) - Not to exceed \$873,052~~ - Financing: No cost consideration to the City 2012 Bond Funds (\$712,610), Water Utilities Capital Construction Funds (\$96,681) and Water Utilities Capital Improvement Funds (\$63,761)

[17-0536; HEARING CLOSED; APPROVED AS AMENDED; ORDINANCE 30399]

Note: There are two resolutions with this item.

**ANNOTATED ADDENDUM
CITY COUNCIL MEETING
MARCH 22, 2017
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBER, CITY HALL
DALLAS, TEXAS 75201
9:09 A.M. – 4:48 P.M.**

ADDITIONS:

Closed Session
[17-0537; NOT HELD]

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

- Legal issues related to the Dallas Police & Fire Pension System.

CONSENT ADDENDUM

Sustainable Development and Construction

1. A resolution authorizing the conveyance of approximately 5,500 square feet of City-owned land to CADG Property Holdings I, LLC located near the intersection of Harwood and Jackson Streets in exchange for approximately 162,610 square feet of land owned by CADG Property Holdings I, LLC located near the intersection of Camp Wisdom and Lancaster Roads - Financing: No cost consideration to the City
[17-0538; APPROVED]

2. An ordinance granting a private license to Arts District Properties, Ltd., for the use of a total of approximately 15,694 square feet of land to install, maintain, and utilize landscape with irrigation, planters with appurtenances, thirty-three trees, twenty-three bollards, decorative pavers and eleven pole lights along portions of Pearl, Flora, and Olive Streets rights-of-way, near their intersection - Revenue: \$600 one-time fee, plus the \$20 ordinance publication fee
[17-0539; DEFERRED PRIOR TO THE MEETING IN ACCORDANCE WITH THE CITY COUNCIL RULES OF PROCEDURE BY COUNCILMEMBER KINGSTON UNTIL APRIL 12, 2017]

3. An ordinance abandoning aerial portions of Pearl and Flora Streets and a subsurface portion of Flora Street to Arts District Properties, Ltd., the abutting owner, containing a total of approximately 2,628 square feet of land, located near the intersection of Flora and Olive Streets, and authorizing the quitclaim - Revenue: \$286,811, plus the \$20 ordinance publication fee
[17-0540; DEFERRED PRIOR TO THE MEETING IN ACCORDANCE WITH THE CITY COUNCIL RULES OF PROCEDURE BY COUNCILMEMBER KINGSTON UNTIL APRIL 12, 2017]

4. An ordinance abandoning a portion of a sidewalk and drainage easement to Arts District Properties, Ltd., the abutting owner, containing approximately 252 square feet of land, located near the intersection of Pearl and Flora Streets - Revenue: \$46,053, plus the \$20 ordinance publication fee
[17-0541; DEFERRED PRIOR TO THE MEETING IN ACCORDANCE WITH THE CITY COUNCIL RULES OF PROCEDURE BY COUNCILMEMBER KINGSTON UNTIL APRIL 12, 2017]