

**“CORRECTED”
ANNOTATED AGENDA
CITY COUNCIL MEETING
DECEMBER 10, 2014
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBER, CITY HALL
DALLAS, TEXAS 75201
9:10 A.M. – 5:47 P.M.**

Invocation and Pledge of Allegiance (Council Chamber)
[14-2080]

Agenda Item/Open Microphone Speakers
[14-2081]

VOTING AGENDA

1. Approval of Minutes of the November 12, 2014 City Council Meeting
[14-2082; APPROVED]

CONSENT AGENDA
[14-2083; APPROVED]

Business Development & Procurement Services

2. Authorize a one-year service contract for hazardous and non-hazardous waste disposal services - Green Planet, Inc., through a Cooperative Purchasing Agreement with Dallas/Fort Worth International Airport - Not to exceed \$731,025 - Financing: Current Funds (subject to annual appropriations)
[14-2084; APPROVED]
3. Authorize a three-year service contract for vehicle and equipment collision appraisal services - All-Pro Collision Center, LLC, lowest responsible bidder of two - Not to exceed \$312,000 - Financing: Current Funds (subject to annual appropriations)
[14-2085; APPROVED]
4. Authorize a five-year service contract for concealable body armored vests, alterations and accessories for Police personnel - Galls, LLC, lowest responsible bidder of seven - Not to exceed \$2,554,520 - Financing: Current Funds (subject to annual appropriations)
[14-2086; APPROVED]

CONSENT AGENDA (Continued)

Business Development & Procurement Services (Continued)

5. Authorize an acquisition contract for the purchase, three-year extended warranty and installation of a radio frequency identification system for McCommas Bluff Landfill - Nicol Scales L.P. dba Nicol Scales & Measurement, lowest responsible bidder of three - Not to exceed \$306,010 - Financing: Current Funds
[14-2087; APPROVED]
6. Authorize the purchase of one foam fire suppression truck for Fire-Rescue - Chastang Enterprises, Inc. dba Chastang Ford through The Texas Association of School Boards (BuyBoard) - Not to exceed \$243,500 - Financing: 2013 Urban Area Security Initiative Grant Funds
[14-2088; APPROVED]
7. Authorize a two-year master agreement for gaskets, packing and o-rings for equipment repair - Han-Boone International, Inc. dba Fort Worth Gasket & Supply in the amount of \$82,750 and HD Supply Waterworks LTD in the amount of \$10,000, lowest responsible bidders of two - Total not to exceed \$92,750 - Financing: Water Utilities Current Funds
[14-2089; APPROVED]
8. Authorize a three-year master agreement for reflective and non-reflective sheeting for signs - Avery Dennison Corporation-Reflective Solutions, lowest responsible bidder of three - Not to exceed \$1,101,210 - Financing: Current Funds
[14-2090; APPROVED]
9. Authorize a three-year master agreement for the purchase of hydrofluosilicic acid to be used for the treatment of potable water - Mosaic Crop Nutrition, LLC, lowest responsible bidder of three - Not to exceed \$1,060,800 - Financing: Water Utilities Current Funds
[14-2091; DEFERRED UNTIL JANUARY 28, 2015 BY COUNCILMEMBER KADANE]
10. Authorize an increase to the master agreement with The Sherwin Williams Company in the amount of \$42,206, Glidden Professional Paint Center in the amount of \$38,994, Kwal Howells, Inc. in the amount of \$37,933, PPG Architectural Finishes in the amount of \$35,020, Pioneer Manufacturing Company, Inc. in the amount of \$28,533, Kelly Moore Paint Company, Inc. in the amount of \$16,339 and Motion Industries, Inc. in the amount of \$3,849 for the purchase of paint and sundries for maintaining various City facilities and equipment - Total not to exceed \$202,874, from \$811,497 to \$1,014,371 - Financing: Current Funds
[14-2092; APPROVED]

CONSENT AGENDA (Continued)

Business Development & Procurement Services (Continued)

11. Authorize supplemental agreement no. 1 to increase the service contract with Communication Concepts in the amount of \$336,197 and Alarm Security Group, LLC in the amount of \$77,762 for installation, monitoring and maintenance of alarm systems and annual fire alarm inspections - Total not to exceed \$413,959, from \$1,655,841 to \$2,069,800 - Financing: Current Funds (subject to annual appropriations)
[14-2093; APPROVED]

City Attorney's Office

12. Authorize settlement of one of the plaintiffs' claims in the lawsuit styled Koby Maxwell, John C. Campbell and Carl Wayne Walton v. City of Dallas, Cause No. DC-13-04584-B - Not to exceed \$30,000 - Financing: Current Funds
[14-2094; APPROVED]

City Controller's Office

13. An ordinance **(1)** amending and restating Ordinance No. 27486, approving and authorizing the issuance by the City of Dallas of its Waterworks and Sewer System Commercial Paper Notes, Series D, in an aggregate principal amount at any one time outstanding not to exceed \$300,000,000, to permit the issuance of such Commercial Paper Notes in sub-series; resolving other matters incident and related to the issuance, sale, security and delivery of such Commercial Paper Notes, including **(a)** the approval of and authorizing the execution of separate revolving credit agreements with State Street Bank and Trust Company and Bank of America, N.A.; **(b)** a restated Dealer Agreement with Merrill Lynch, Pierce, Fenner & Smith Incorporated and **(c)** a related Issuing and Paying Agent Agreement with U.S. Bank National Association; and providing an effective date; and **(2)** approving the payment of issuance costs in connection with the issuance of the short term obligations and approving the use of an Offering Memorandum in connection with the sale of the short term obligations - Financing: Water Utilities Current Funds (\$436,500 upfront closing costs plus annual fees of \$1,193,271 for a total 3-year cost of \$3,579,813) (subject to annual appropriations)
[14-2095; APPROVED; ORDINANCE 29549]

CONSENT AGENDA (Continued)

Code Compliance

14. Authorize **(1)** acceptance of The Moody Foundation X-Ray Machine Grant to be used for the purchase of an X-ray machine at Dallas Animal Services; and **(2)** execution of the grant agreement - Not to exceed \$56,000 - Financing: The Moody Foundation Grant Funds
[14-2096; APPROVED]

Fire

15. An ordinance amending Chapter 16, "Dallas Fire Code;" amending when permits are required for flammable and combustible liquids; and correcting a typographical error - Financing: No cost consideration to the City
[14-2097; APPROVED; ORDINANCE 29550]

Housing/Community Services

16. Authorize **(1)** the sale of two vacant lots located at 1818 and 1822 Trunk Avenue from the Dallas Housing Acquisition and Development Corporation to Simple Faith International; and **(2)** the execution of a release of lien for any non-tax liens that may have been filed by the City - Financing: No cost consideration to the City
[14-2098; APPROVED]
17. A resolution declaring one unimproved property located at 1906 Bayonne Street unwanted and unneeded and authorizing its conveyance to Dallas Area Habitat for Humanity, a qualified non-profit organization, through the Land Transfer Program (list attached) - Revenue: \$6,653
[14-2099; APPROVED]
18. Authorize a contract with Open Arms, Inc. dba Bryan's House for child care services for special needs children for the period October 1, 2014 through September 30, 2015 - Not to exceed \$69,000 - Financing: 2014-15 Community Development Block Grant Funds
[14-2100; APPROVED]

CONSENT AGENDA (Continued)

Housing/Community Services (Continued)

19. Authorize a contract with Senior Citizens of Greater Dallas, Inc. to provide senior service programs for seniors aged 60 and above in the following three categories: **(1)** Senior Outreach Program in West Oak Cliff Area; **(2)** Nursing Home Ombudsman Program; and **(3)** Outreach and Case Management Program with special emphasis on Spanish-speaking seniors for the period October 1, 2014 through September 30, 2015 - Not to exceed \$138,000 - Financing: 2014-15 Community Development Block Grant Funds (\$50,000) and Current Funds (\$88,000)
[14-2101; APPROVED]
20. Authorize a contract with Vogel Alcove, Inc. for child care services for homeless families for the period October 1, 2014 through September 30, 2015 - Not to exceed \$151,129 - Financing: 2014-15 Community Development Block Grant Funds (\$120,129) and Current Funds (\$31,000)
[14-2102; APPROVED]
21. Authorize a twelve-month contract with The Family Place, Inc. with one twelve-month renewal option, to provide eligible Emergency Solutions Grant essential services and shelter operation, to the homeless for the period October 1, 2014 through September 30, 2015 - Not to exceed \$72,518 - Financing: 2014-15 Emergency Solutions Grant Funds
[14-2103; APPROVED]

Office of Financial Services

22. Authorize an increase in the professional services contract with Diversified Utility Consultants, Inc., for expert consulting services and testimony in matters related to Atmos Energy Mid-Tex Division's "Dallas Annual Rate Review" filing increasing the contract by \$80,000 - Not to exceed \$80,000, from \$270,000 to \$350,000 - Financing: Current Funds (to be fully reimbursed by Atmos Energy)
[14-2104; APPROVED]

Park & Recreation

23. Authorize a contract for a trail amenities package for the Kiestwood Trail located between Rio Grande Avenue to Franklin Street - Northstar Construction, LLC, lowest responsible bidder of three - Not to exceed \$172,184 - Financing: 2006 Bond Funds
[14-2105; APPROVED]

CONSENT AGENDA (Continued)

Park & Recreation (Continued)

24. Authorize **(1)** the receipt and deposit of funds from the White Rock Lake Conservancy, for the design and renovation of the picnic pavilion, stone tables and other related improvements for White Rock Lake Park located at 711 East Lawther Drive, in an amount not to exceed \$113,957; **(2)** the establishment of appropriations in the amount of \$113,957 in the Capital Gifts, Donation and Development Fund; and **(3)** Amendment No. 1 to the White Rock Lake Conservancy Master Agreement to allow the Park and Recreation Department to perform renovation of the pavilion and other related site features with its own staff - Not to exceed \$113,957 - Financing: Capital Gifts, Donation and Development Funds
[14-2106; APPROVED]
25. Authorize a Second Amendment to the lease and use agreement ("Agreement") between Live Nation Worldwide, Inc. hereinafter referred to as "Live Nation" (formerly known as MCA/PACE Amphitheatres Group, L.P. and Pace Amphitheatres Inc.) and the City of Dallas, in accordance with the following terms: **(1)** to the extent Live Nation elects to undertake the improvements as described in the Second Amendment, and in consideration of Live Nation's design, construction, and performance of the Improvements and securing financing, the City hereby agrees to reduce the total annual rent due and payable to City under the Agreement for the amount equal to or the lesser of (i) the actual costs of the Improvements ("Project Costs") or (ii) \$7,000,000 (such reduction to the rents due is the "Rent Credit"), upon recovery of all of the Rent Credit, Live Nation shall resume all of the rental obligations under the Agreement; the Rent Credit will be taken in annual installments of \$500,000 annually (subject to only adjustment for any carry forward deficiencies resulting from the lack of total rent payable or available) credited by City against the rents payable by Live Nation until the full amount of the Rent Credit is realized; **(2)** increase the current "Additional Rental", as defined in the agreement, from \$.15 per sold admission ticket to \$.20; and **(3)** exercise their second ten-year option, extending the agreement through December 31, 2028 - Estimated Revenue: \$9,658,970
[14-2107; DEFERRED PRIOR TO THE MEETING IN ACCORDANCE WITH THE CITY COUNCIL RULES OF PROCEDURE BY MAYOR RAWLINGS]
26. Authorize Supplemental Agreement No. 1 to the professional services contract with TEAM Consultants, Inc. for material testing for additional scope of work to include: additional borings and material testing for the construction phase at Singing Hills Recreation Center located between Crouch Road and Patrol Way - Not to exceed \$83,024, from \$4,343 to \$87,367 - Financing: 2006 Bond Funds
[14-2108; APPROVED]

CONSENT AGENDA (Continued)

Police

27. Authorize **(1)** the acceptance of supplemental funding for the 2014/2015 Tobacco Enforcement Grant through the Texas School Safety Center at Texas State University - San Marcos in the amount of \$21,900 for the purpose of reducing youth access to tobacco products, and to ensure compliance with the Health and Safety Code, Chapter 161 for the period September 1, 2014 through August 31, 2015; and **(2)** execution of the grant agreement - Not to exceed \$21,900, from \$48,750 to \$70,650 - Financing: Texas School Safety Center Tobacco Compliance Grant Funds
[14-2109; APPROVED]

Public Works Department

28. Authorize **(1)** the First Amendment to the Project Supplemental Agreement with Dallas County for the City's share of final design and construction costs for the East Dallas Veloway (SoPAC Trail) Phase III from Lawther Drive to Mockingbird Lane and the YMCA Extension near the intersection of Gaston Avenue and Garland Road projects; and **(2)** payment to Dallas County for the City's share of final design and construction costs - Not to exceed \$2,081,700 - Financing: General Obligation Commercial Paper Funds
[14-2110; APPROVED]
29. Authorize Supplemental Agreement No. 1 to the professional services contract with Freese and Nichols, Inc. for additional engineering services to include the design of ten gateway monuments for Martin Luther King, Jr. Boulevard - Not to exceed \$337,377, from \$484,950 to \$822,327 - Financing: Current Funds (subject to annual appropriations)
[14-2111; APPROVED]

Sustainable Development and Construction

30. Authorize acquisition from Terry W. Chambers and Gerald D. Chambers, of approximately 183,385 square feet of land located in Kaufman County for the Lake Tawakoni 144-inch Pipeline Project - Not to exceed \$24,937 (\$22,437, plus closing costs and title expenses not to exceed \$2,500) - Financing: Water Utilities Capital Improvement Funds
[14-2112; APPROVED]
31. Authorize the quitclaim of 106 properties acquired by the taxing authorities from the Sheriff's Sale to the highest bidders (list attached) - Revenue: \$415,760
[14-2113; APPROVED]

CONSENT AGENDA (Continued)

Sustainable Development and Construction (Continued)

32. Authorize a ten-year lease agreement with Mulix Investments, LLC for approximately 4,996 square feet of office space located at 2726 Coombs Creek Drive to be used as a Southwest Building Inspection District office for the period December 1, 2014 through November 30, 2024 - Not to exceed \$1,036,670 - Financing: Building Inspection Current Funds (subject to annual appropriations)
[14-2114; APPROVED]
33. A resolution authorizing the conveyance of property rights and joint cross-use rights agreement between the City of Dallas and Dallas Area Rapid Transit, for the Singing Hills/Camp Wisdom Project, located near the intersection of Camp Wisdom Road and Patrol Way - Financing: No cost consideration to the City
[14-2115; APPROVED]
34. An ordinance adopting a boundary adjustment agreement with the City of DeSoto on properties located on the west side of Old Hickory Trail, north of Daniieldale Road and on the south side of Daniieldale Road, east of Polk Street - Financing: No cost consideration to the City
[14-2116; APPROVED; ORDINANCE 29551]
35. An ordinance granting a revocable license to 7-Eleven, Inc., for the use of approximately 25 square feet of aerial space to install, use and maintain three signs over portions of Elm and Akard Streets right-of-way, located near the intersection of Elm and Akard Streets - Revenue: \$3,000 annually, plus the \$20 ordinance publication fee
[14-2117; APPROVED; ORDINANCE 29552]
36. An ordinance abandoning portions of a drainage and utility easement and a water easement to Hope Cottage, Inc., the abutting owner, containing a total of approximately 3,668 square feet of land, located near the intersection of Fitzhugh and Cole Avenues and authorizing the quitclaim - Revenue: \$5,400, plus the \$20 ordinance publication fee
[14-2118; APPROVED; ORDINANCE 29553]
37. An ordinance abandoning portions of a firelane, access and utility easement and a drainage easement to McKamy Holdings, Ltd., the abutting owner, containing a total of approximately 19,062 square feet of land, located near the intersection of Frankford Road and President George Bush Turnpike - Revenue: \$5,400, plus the \$20 ordinance publication fee
[14-2119; APPROVED; ORDINANCE 29554]

CONSENT AGENDA (Continued)

Sustainable Development and Construction (Continued)

38. An ordinance abandoning portions of two air navigation and safety facilities easements to TNMR, LLC, the abutting owner, containing a total of approximately 4,953 square feet of land, located near the intersection of Manor Way and Denton Drive - Revenue: \$5,400, plus the \$20 ordinance publication fee
[14-2120; APPROVED; ORDINANCE 29555]

39. An ordinance terminating Ordinance No. 19239, granted to Lakewood Country Club and granting a new private license for the use of approximately 387 square feet of land to maintain and use subsurface irrigation pipes to increase irrigation located under a portion of La Vista Drive and Abrams Road right-of-way - Revenue: \$1,000 annually, plus the \$20 ordinance publication fee
[14-2121; APPROVED; ORDINANCE 29556]

40. An ordinance correcting Chapter 51A, Dallas Development Code: Ordinance No. 19455, of the Dallas City Code, as amended, by correcting Sections 51A-4.203, "Industrial Uses," 51A-7.308 "Digital Display on Certain Detached Non-Premise Signs, 51A-7.1601.1, "Designation of Sign Subdistricts," 51A-7.1608, "Special Provisions for the Market Center Sign Subdistrict," and 51A-12.204, "Operations" - Financing: No cost consideration to the City
[14-2122; CORRECTED ON ADDENDUM; APPROVED; ORDINANCE 29557]

41. An ordinance correcting Chapter 51P, Dallas Development Code: Planned Development District Regulations, of the Dallas City Code, as amended by correcting **(1)** Planned Development Subdistrict No. 71 within Planned Development District No. 193, the Oak Lawn Special Purpose District; **(2)** Planned Development District No. 269, the Deep Ellum/Near East Side District; **(3)** Planned Development 298, the Bryan Area Special Purpose District; **(4)** Planned Development District No. 878; **(5)** Planned Development District No. 914; ~~and **(6)** Planned Development District No. 922;~~ and **(7)** Planned Development District No. 888 - Financing: No cost consideration to the City
[14-2123; CORRECTED ON ADDENDUM; APPROVED; ORDINANCE 29558]

42. An ordinance correcting **(1)** Ordinance No. 29204, previously approved on November 12, 2013, which amended Planned Development District No. 561 on the north line of Keller Springs Road, west of Preston Road; **(2)** Ordinance No. 29254, previously approved on January 22, 2014, which created Specific Use Permit No. 2068 for a bar, lounge, or tavern on the south line of Main Street and the northeast line of Exposition Avenue; and **(3)** Ordinance No. 29303, previously approved on March 26, 2014, which created Planned Development District No. 904, on property west of North Central Expressway and north of Riverfall Drive - Financing: No cost consideration to the City
[14-2124; APPROVED; ORDINANCE 29559]

CONSENT AGENDA (Continued)

Sustainable Development and Construction (Continued)

43. An ordinance repealing Ordinance No. 6774, previously approved on December 12, 1955, which established a 10 foot building line on both sides of Fort Worth Avenue between Sylvan Avenue and Beatrice Street - Financing: No cost consideration to the City
[14-2125; APPROVED; ORDINANCE 29560]

Trinity Watershed Management

44. Authorize an increase in the contract with Sedalco/Metalman Design/Build Corporation, A Joint Venture, for additional scope of work to include: parking and new entry gate for Big Spring, modification to the fire lane and other miscellaneous items at the Texas Horse Park located at 811 Pemberton Hill Road - Not to exceed \$90,251, from \$11,551,787 to \$11,642,038 - Financing: 1998 Bond Funds
[14-2126; APPROVED]

Water Utilities

45. Authorize engineering services contracts with eight consulting firms to **(1)** provide engineering design services for the replacement and rehabilitation of water and wastewater mains at 160 locations; and **(2)** provide alignment studies at three locations (list attached) - EJES, Inc., in the amount of \$929,774, Lockwood, Andrews & Newman, Inc., in the amount of \$991,116, Pacheco Koch Consulting Engineers, Inc., in the amount of \$1,243,560, Kimley-Horn and Associates, Inc., in the amount of \$1,170,500, Hazen and Sawyer, P.C., in the amount of \$2,357,150, Stream Water Group, Inc., in the amount of \$964,592, Garver, LLC, in the amount of \$816,600 and Carollo Engineers, Inc, in the amount of \$2,929,518 - Total not to exceed \$11,402,810 - Financing: Water Utilities Capital Improvement Funds
[14-2127; APPROVED]
46. Authorize a contract for the construction of solids handling improvements at the Central Wastewater Treatment Plant and the Southside Wastewater Treatment Plant - Archer Western Construction, LLC, lowest responsible bidder of five - Not to exceed \$6,359,750 - Financing: Water Utilities Capital Improvement Funds
[14-2128; APPROVED]

CONSENT AGENDA (Continued)

Water Utilities (Continued)

47. Authorize **(1)** an increase in the thirty-six month service contract with NPL Construction Co. for additional lane miles of partial street reconstruction; **(2)** concrete repairs to maintain creeks, channels and associated flood control infrastructure; and **(3)** a 12 month extension to the contract from May 2016 to May 2017 - Not to exceed \$7,876,261, from \$31,505,043 to \$39,381,304 - Financing: Current Funds (\$5,053,526) (subject to annual appropriations) and Stormwater Drainage Management Current Funds (\$2,822,735) (subject to annual appropriations)
[14-2129; APPROVED]
48. Authorize Supplemental Agreement No. 2 to the engineering services contract with HDR Engineering, Inc. for additional construction administration services associated with the process improvements project at the Central Wastewater Treatment Plant - Not to exceed \$191,826, from \$4,178,649 to \$4,370,475 - Financing: Water Utilities Capital Improvement Funds
[14-2130; APPROVED]

ITEMS FOR INDIVIDUAL CONSIDERATION

City Secretary's Office

49. 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)
[14-2131; OFFICER APPOINTMENTS MADE TO BOARDS AND COMMISSIONS]

Code Compliance

50. An ordinance adding a new Chapter 47A, "Transportation for Hire," to the Dallas City Code and repealing Chapter 10, "Buses and Shuttles," Chapter 10A, "Limousines," Chapter 10B, "Non-Motorized Passenger Transport Vehicles," and Chapter 45, "Taxicabs," of the Dallas City Code to: **(1)** provide uniform regulations for all transportation-for-hire services operating in the city; and **(2)** amend Chapter 5, "Aircraft and Airports," of the Dallas City Code to make conforming changes - Financing: No cost consideration to the City
[14-2132; DELETED ON ADDENDUM]

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

Sustainable Development and Construction

51. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Robert E. B. Ashby, Jr., of a tract of land containing approximately 17,015 square feet located in Kaufman County for the Lake Tawakoni 144-inch Pipeline - Not to exceed \$4,531 (\$2,031, plus closing costs and title expenses not to exceed \$2,500) - Financing: Water Utilities Capital Improvement Funds
[14-2133; APPROVED]

Trinity Watershed Management

52. Authorize an amendment to Resolution No. 14-1399, previously approved on August 27, 2014, to modify the elevations of the subsurface easement and to authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Dallas Hidden Creek Apartments, Ltd., of a subsurface easement located under approximately 16,115 square feet of land, located on Hatcher Street near its intersection with Junction Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Financing: No cost consideration to the City
[14-2134; APPROVED]
53. Authorize an amendment to Resolution No. 14-1401, previously approved on August 27, 2014, to modify the elevations of the subsurface easement and to authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Stonewood Terrace Apartments, Ltd., of a subsurface easement located under approximately 57,609 square feet of land, located on Dixon Circle near its intersection with Dixon Avenue for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Financing: No cost consideration to the City
[14-2135; APPROVED]

DESIGNATED PUBLIC SUBSIDY MATTERS

Economic Development

54. Authorize a Chapter 380 Conditional Economic Development Grant Agreement in the amount of \$225,000 with Almass Investment Group, LP for construction costs related to development of Buckner Plaza, a commercial center located at 2423 South Buckner Boulevard, Dallas, Texas in the Pleasant Grove area - Not to exceed \$225,000 - Financing: General Obligation Commercial Paper Funds (subject to appropriations)
[14-2136; APPROVED]

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

DESIGNATED PUBLIC SUBSIDY MATTERS (Continued)

Economic Development (Continued)

55. Authorize a Chapter 380 Economic Development Grant in the amount of \$250,000 to Silver Creek Investment, LLC a Texas Limited Liability Company to make repairs and upgrade the Glendale Shopping Center, located at 4404 South Marsalis Avenue, Dallas, Texas, in order to relocate and expand a Family Dollar Store which is the center's major tenant - Not to exceed \$250,000 - Financing: General Obligation Commercial Paper Funds (subject to appropriations)
[14-2137; APPROVED]

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

Seefried Industrial Properties

56. * Authorize a real property tax abatement agreement with US Real Estate Limited Partnership, granting a ten-year abatement of 90 percent of the taxes on added value to the real property for the purpose of assisting in the development of a new office, production and warehouse distribution facility located south of IH-20, in the 9200 Block of Old Hickory Trail within the Southfield Park 35 Industrial Park in accordance with the City's Public/Private Partnership Program - Revenue: First year revenue estimated at \$7,970; ten-year revenue estimated at \$79,700 (Estimated revenue forgone for the ten-year real property abatement estimated at \$717,300)
[14-2138; APPROVED]
57. * Authorize a Chapter 380 economic development grant agreement with Seefried Industrial Properties for necessary assistance with land development and permitting costs for the purpose of assisting in the development of a new office, production and warehouse distribution facility located south of IH-20, in the 9200 Block of Old Hickory Trail within the Southfield Park 35 Industrial Park in accordance with the City's Public/Private Partnership Program - Not to exceed \$63,726 - Financing: Public/Private Partnership Funds (subject to appropriations)
[14-2139; APPROVED]
58. Authorize an increase in funding of \$1,300,000 for the Chapter 380 Economic Development Grant Agreement with KRR Construction, LTD thereby increasing the contract from \$1,500,000 to a total amount not to exceed \$2,800,000 for the purchase and installation of business personal property and equipment required pursuant to the terms of the lease agreement with Moran Foods, LLC (Save A Lot) for the Simpson Stuart/Bonnie View Grocery Store Project - Not to exceed \$1,300,000, from \$1,500,000 to \$2,800,000 - Financing: General Obligation Commercial Paper Funds
[14-2140; APPROVED]

PUBLIC HEARINGS AND RELATED ACTIONS

Sustainable Development and Construction

ZONING CASES - CONSENT

[14-2141; APPROVED]

59. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 820 on property generally bounded by Fitzhugh Avenue, Bennett Avenue, and Manett Street
Recommendation of Staff and CPC: Approval, subject to a development plan and revised conditions, and termination of the existing conceptual plan
Z123-332(RB)
[14-2142; HEARING CLOSED; APPROVED AS AMENDED; ORDINANCE 29561]
60. A public hearing to receive comments regarding an application for an ordinance granting the renewal of and an amendment to Specific Use Permit No. 1749 for an open-enrollment charter school on property zoned an R-7.5(A) Single Family District on the north side of East Wheatland Road, east of R.L. Thornton Freeway
Recommendation of Staff and CPC: Approval for a five-year period, with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan, revised traffic management plan and conditions
Z134-118(OTH)
[14-2143; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 29562]
61. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a bar, lounge, or tavern on property zoned Planned Development District No. 269, Tract A, the Deep Ellum/Near East Side District on the south side of Elm Street, west of North Crowdus Street
Recommendation of Staff and CPC: Approval for a two-year period, subject to a site plan and conditions
Z134-224(OTH)
[14-2144; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 29563]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

Sustainable Development and Construction (Continued)

ZONING CASES - CONSENT (Continued)

62. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a child-care facility on property zoned an R-10(A) Single Family District on the east line of Webb Chapel Road, north of Timberview Road
Recommendation of Staff and CPC: Approval for a five-year period, subject to a site plan and conditions
Z134-248(WE)
[14-2145; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 29564]
63. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for Single family uses and an ordinance terminating Specific Use Permit No. 86 for a Community club on property zoned an R-10(A) Single Family District on property on the east line of Chapel Downs Drive, north of Timberview Road
Recommendation of Staff and CPC: Approval, subject to a development plan and conditions, and approval of the termination of Specific Use Permit No. 86
Z134-255(RB)
[14-2146; HEARING CLOSED; APPROVED AS AMENDED; ORDINANCE NOS. 29565 AND 29566]
64. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a Utility or Government Installation other than listed on property zoned Tract 2, Subdistrict 1 within Planned Development District No. 317, Cedars Area Special Purpose District on the north corner of Gould Street and Savannah Street
Recommendation of Staff and CPC: Approval for a permanent period, subject to a site plan and conditions
Z134-284(OTH)
[14-2147; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 29567]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

Sustainable Development and Construction (Continued)

ZONING CASES - CONSENT (Continued)

65. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for CR Community Retail District uses and vehicle display and sales on property zoned a CR Community Retail District bounded by West Mockingbird Lane, Lemmon Avenue, and Roper Street
Recommendation of Staff and CPC: Approval, subject to a development plan, landscape plan and conditions
Z134-285(OTH)
[14-2148; HEARING CLOSED; APPROVED AS AMENDED; ORDINANCE 29568]
66. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for an open-enrollment charter school on property zoned an NO(A) Neighborhood Office District and an R-7.5(A) Single Family District on the west line of University Hills Boulevard, south of East Red Bird Lane
Recommendation of Staff and CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan, traffic management plan and conditions
Z134-287(CG)
[14-2149; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 29569]
67. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 1655 for an open-enrollment charter school on property zoned an MU-3 Mixed Use District and an IR Industrial Research District, on the south corner of Regal Row and Harry Hines Boulevard
Recommendation of Staff and CPC: Approval for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a revised site plan, traffic management plan and conditions
Z134-296(OTH)
[14-2150; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 29570]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

Sustainable Development and Construction (Continued)

ZONING CASES - CONSENT (Continued)

68. A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1973 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned Planned Development District No. 366, Subarea 2, Tract 3, the Buckner Boulevard Special Purpose District with a D-1 Liquor Control Overlay on the east line of South Buckner Boulevard, south of Bruton Road
Recommendation of Staff and CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions
Z134-302(CG)
[14-2151; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 29571]
69. A public hearing to receive comments regarding an application for and an ordinance granting renewal of Specific Use Permit No. 1980 for the sale of alcoholic beverages in conjunction with a retail food store on property zoned Planned Development District No. 193, LC Subdistrict, the Oak Lawn Special Purpose District with a D-1 Liquor Control Overlay on the southwest line of Lemmon Avenue and northwest line of Noble Avenue
Recommendation of Staff and CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions
Z134-303(CG)
[14-2152; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 29572]
70. A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1982 for a bar, lounge, or tavern and an inside commercial amusement limited to a Class A dance hall on property zoned Planned Development District No. 269, Tract A, the Deep Ellum/Near East Side District, on the south line of Elm Street, west of North Crowds Street
Recommendation of Staff and CPC: Approval for a three-year period, subject to conditions
Z134-307(CG)
[14-2153; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 29573]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

Sustainable Development and Construction (Continued)

ZONING CASES - CONSENT (Continued)

71. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a commercial amusement (inside) and a dance hall on property zoned Planned Development District No. 498, the Harry Hines Corridor Special Purpose District on the west line of Harry Hines Boulevard, north of Bixel Street
Recommendation of Staff and CPC: Approval for a three-year period, subject to a site plan and conditions
Z134-309(WE)
[14-2154; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 29574]

72. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 433 on the east corner of North Stemmons Freeway and Inwood Road
Recommendation of Staff and CPC: Approval, subject to a revised development plan, elevations and revised conditions
Z134-311(OTH)
[14-2155; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 29575]

73. A public hearing to receive comments regarding an application for and a resolution granting an amendment to the deed restrictions on property zoned an IM Industrial Manufacturing District, north of Crown Road, west of Newberry Street
Recommendation of Staff and CPC: Approval
Z134-312(AF)
[14-2156; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED]

74. A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2017 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 CS Commercial Service District with a D-1 Liquor Control Overlay on the north line of Bruton Road, east of North Jim Miller Road
Recommendation of Staff and CPC: Approval for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions
Z134-316(OTH)
[14-2157; HEARING OPEN; DEFERRED UNTIL JANUARY 28, 2015 BY COUNCILMEMBER CALLAHAN]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

Sustainable Development and Construction (Continued)

ZONING CASES - CONSENT (Continued)

75. A public hearing to receive comments regarding an application for and an ordinance granting the renewal of and an amendment to Specific Use Permit No. 1752 for an industrial (outside) use limited to a Concrete batch plant on property zoned an IR Industrial Research District, north of West Commerce Street and west of Sylvan Avenue
Recommendation of Staff and CPC: Approval for a five-year period, subject to a revised site plan and conditions
Z134-327(DJ)
[14-2158; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 29576]
76. A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1653 for a potentially incompatible industrial (outside) use limited to wood or lumber processing on property zoned an IM Industrial Manufacturing District with deed restrictions, on the north side of Manaña Drive, east of Spangler Road
Recommendation of Staff and CPC: Approval for a five-year period with eligibility for automatic renewals for additional two-year periods, subject to conditions
Z134-338(CE)
[14-2159; HEARING OPEN; DEFERRED UNTIL JANUARY 14, 2015 BY DEPUTY MAYOR PRO TEM ALONZO]
77. A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2010 for a recycling buy-back center for the collection of household and industrial metals on property zoned an LI Light Industrial District on the north side of Congressman Lane, east of Denton Drive
Recommendation of Staff and CPC: Approval for a two-year period, subject to conditions
Z134-340(CG)
[14-2160; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 29577]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

Sustainable Development and Construction (Continued)

ZONING CASES - INDIVIDUAL

78. 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 an ordinance granting a Specific Use Permit for a college, university, or seminary on property zoned an MF-2(A) Multifamily District the south side of Bryan Street, northeast of North Munger Boulevard, and northwest of Live Oak Street
Recommendation of Staff and CPC: Approval of a Planned Development District, subject to conditions and approval of a Specific Use Permit for a six-year period, subject to a site/landscape plan and conditions
Z134-164(MW)
[14-2161; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE NOS. 29578 AND 29579]
79. A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1887 for an alcoholic beverage establishment limited to a bar, lounge or tavern and a commercial amusement (inside) limited to a Class A dance hall on property zoned Planned Development District No. 619, Tract B on the south side of Main Street, east of South Field Street
Recommendation of Staff and CPC: Approval for a two-year period, subject to conditions
Z134-254(CE)
[14-2162; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 29580]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

Sustainable Development and Construction (Continued)

ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL

80. 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 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay 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 a site plan and conditions
Recommendation of CPC: Approval for a two-year period, subject to a site plan and conditions
Z134-166(MW)
Note: This item was considered by the City Council at public hearings on August 27, 2014, October 8, 2014 and November 12, 2014, and was taken under advisement until December 10, 2014, with the public hearing open
[14-2163; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 29581]
81. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to and expansion of Specific Use Permit No. 1995 for an open-enrollment charter school on property zoned a CR Community Retail District and an NO(A) Neighborhood Office District on the north side of West Camp Wisdom Road and the east side of South Westmoreland Road
Recommendation of Staff: 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
Recommendation of CPC: Approval for an eighteen-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan, traffic management plan and conditions
Z134-210(MW)
Note: This item was considered by the City Council at a public hearing on October 22, 2014, and was taken under advisement until December 10, 2014, with the public hearing open
[14-2164; HEARING CLOSED; APPROVED AS AMENDED; ORDINANCE 29582]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

Sustainable Development and Construction (Continued)

ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL (Continued)

82. A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1763 for a community service center on property zoned an R-5(A) Single Family District on the southeast corner of Gallagher Street and Winnetka Avenue
Recommendation of Staff and CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions
Z134-245(DJ)
Note: This item was considered by the City Council at a public hearing on August 27, 2014, and was taken under advisement until December 10, 2014, with the public hearing open
[14-2165; HEARING OPEN; DEFERRED UNTIL MARCH 25, 2015 BY DEPUTY MAYOR PRO TEM ALONZO]
83. A public hearing to receive comments regarding an application for and an ordinance granting an NS(A) Neighborhood Service District and a resolution accepting an amendment to deed restrictions volunteered by the applicant on property zoned an NO(A) Neighborhood Office District on the west side of Marvin D. Love Freeway, south of West Pentagon Parkway
Recommendation of Staff and CPC: Approval, subject to amended deed restrictions volunteered by the applicant
Z134-261(OTH)
Note: This item was considered by the City Council at public hearings on October 8, 2014, October 22, 2014 and November 12, 2014, and was taken under advisement until December 10, 2014, with the public hearing open
[14-2166; HEARING CLOSED; APPROVED AS AMENDED; ORDINANCE 29583]
84. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for RR Regional Retail District uses and a truck stop on property zoned an RR Regional Retail District on the northwest corner of R.L. Thornton Freeway and West Wheatland Road
Recommendation of Staff and CPC: Approval, subject to a development plan, landscape plan and conditions
Z134-271(WE)
Note: This item was considered by the City Council at a public hearing on October 22, 2014, and was taken under advisement until December 10, 2014, with the public hearing open
[14-2167; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 29584]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

Sustainable Development and Construction (Continued)

ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL (Continued)

85. A public hearing to receive comments regarding an application for and an ordinance granting an MF-2(A) Multifamily District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District on the northwest side of Kimsey Drive, northeast of Maple Avenue and a resolution accepting deed restrictions volunteered by the applicant
Recommendation of Staff and CPC: Approval with deed restriction volunteered by the applicant
Z134-292(OTH)
Note: This item was considered by the City Council at a public hearing on November 12, 2014, and was taken under advisement until December 10, 2014, with the public hearing open
[14-2168; HEARING OPEN; DEFERRED UNTIL JANUARY 28, 2015 BY COUNCILMEMBER MEDRANO]

DESIGNATED ZONING CASES - INDIVIDUAL

86. A public hearing to receive comments regarding an application for and an ordinance granting an expansion of Subdistrict 4, Tract 1 of Planned Development District No. 317, the Cedars Special Purpose District onto a portion of Subdistrict 2 of Planned Development District No. 317 on the north corner of Browder Street and Parker Street
Recommendation of Staff: Denial
Recommendation of CPC: Approval
Z134-265(WE)
[14-2169; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 29585]
87. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for certain Mixed Uses on property zoned an IR Industrial Research District, generally bounded by Singleton Boulevard, Obenchain Street, Duluth Street, and Borger Street
Recommendation of Staff and CPC: Approval, subject to a conceptual plan, Subarea A development plan and conditions
Z134-282(RB)
[14-2170; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 29586]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

Sustainable Development and Construction (Continued)

DESIGNATED ZONING CASES – INDIVIDUAL (Continued)

88. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Subdistricts A and C within Planned Development District No. 521 on property generally within the northeast quadrant of IH 20 and Mountain Creek Parkway
Recommendation of Staff and CPC: Approval, subject to revised conditions
Z134-290(RB)
[14-2171; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 29587]

DESIGNATED ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL

89. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for an open-enrollment charter school on property zoned an IR Industrial Research District on the east side of Monroe Drive, north of Walnut Hill Lane
Recommendation of Staff: Denial
Recommendation of CPC: Approval for an 18-month period, subject to a site plan, traffic management plan and conditions
Z134-184(MW)
Note: This item was considered by the City Council at public hearings on September 10, 2014, October 8, 2014 and November 12, 2014, and was taken under advisement until December 10, 2014, with the public hearing open
[14-2172; HEARING CLOSED; DENIED WITHOUT PREJUDICE BY DEPUTY MAYOR PRO TEM ALONZO]

STREET NAME CHANGE

90. A public hearing to receive comments regarding a proposal to change the name of Bertrand Avenue, between Scyene Road to the terminus of Bertrand Avenue northeast of Junction Street, to “Robert L. Parish, Sr. Avenue” and an ordinance granting the name change - NC134-005 - Financing: No cost consideration to the City
[14-2173; HEARING CLOSED; APPROVED; ORDINANCE 29588]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

DEVELOPMENT CODE AMENDMENTS - CONSENT

91. A public hearing to receive comments regarding consideration of amending Chapters 51 and 51A of the Dallas Development Code, Sections 51-4.210, 51A-4.207, 51A-13.201, and 51A-13.306 to amend Alternative Financial Establishment regulations and clarifying definitions for Bank or Savings and Loan Office, with or without Drive-In Window and Financial Institution without Drive-In Window and Financial Institution with Drive-In Window and Check Cashing and an ordinance granting the amendments
Recommendation of Staff and CPC: Approval
DCA134-005
[14-2174; HEARING CLOSED; APPROVED AS AMENDED; ORDINANCE 29589]

MISCELLANEOUS HEARINGS

Office of Management Services

92. 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 BREOF AIP Dallas, LP located at 10503 Forest Lane, and adjacent street right-of-way, and an ordinance authorizing support of the issuance of a municipal setting designation to BREOF AIP Dallas, LP 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
[14-2175; HEARING CLOSED; APPROVED; ORDINANCE 29590]
93. 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 Dallas Area Rapid Transit (DART) located at 9717 Abernathy Avenue and 2844 Lombardy Lane, and adjacent street right-of-way, and an ordinance authorizing support of the issuance of a municipal setting designation to DART 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
[14-2176; HEARING CLOSED; APPROVED; ORDINANCE 29591]
94. 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 Rentokil Initial Environmental Services, LLC located at 3151 Halifax Street and adjacent street right-of-way, and an ordinance authorizing support of the issuance of a municipal setting designation to Rentokil Initial Environmental Services, 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
[14-2177; HEARING CLOSED; APPROVED; ORDINANCE 29592]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

MISCELLANEOUS HEARINGS (Continued)

Office of Management Services (Continued)

95. A public hearing to receive comments on a proposed municipal setting designation to prohibit the use of groundwater as potable water beneath Love Field Airport and surrounding parcels owned by the City of Dallas; Southwest Airlines Company; Regal Acquisition, LLC; Wylie Drive, LLC; Viceroy Regal, LP; Viceroy Partners II, LP; NEWSMN, LLC; Dallas Area Rapid Transit; MLT Development Company; BM Oates Investments; and Philip M. Dybvig generally located between Lemmon Avenue, Shorecrest Drive, Mockingbird Lane, and Denton Drive, and adjacent street rights-of-way, and an ordinance authorizing support of the issuance of a municipal setting designation to the City of Dallas 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
[14-2178; HEARING CLOSED; APPROVED; ORDINANCE 29593]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

MISCELLANEOUS HEARINGS - DESIGNATED PUBLIC SUBSIDY MATTERS

Economic Development

96. A public hearing to receive comments on amendments to Tax Increment Financing Reinvestment Zone Number Three (Oak Cliff Gateway TIF District, or District) and the Project Plan and Reinvestment Zone Financing Plan (Project Plan) for the Oak Cliff Gateway TIF District to: **(1)** create two sub-districts within the Oak Cliff Gateway TIF District: **(a)** Oak Cliff Gateway Sub-district (original district boundary) and **(b)** Bishop/Jefferson Sub-district; **(2)** increase the geographic area of the District to add approximately 193 acres to create the Bishop/Jefferson Sub-district to accommodate anticipated development; **(3)** extend the termination date of the Oak Cliff Gateway TIF District from the City Council-established termination date of December 31, 2022 to December 31, 2027 for the Oak Cliff Gateway Sub-district as an exception to the City's TIF Policy and establish a termination date for the Bishop/Jefferson Sub-district of December 31, 2044; **(4)** maintain the percentage of tax increment contributed by the City of Dallas during the extended term of the Oak Cliff Gateway Sub-district, establish the percentage of tax increment contributed by the City of Dallas during the term of the Bishop/Jefferson Sub-district, and establish other taxing jurisdictions' participation percentages; **(5)** increase the District's total budget from \$10,066,977 NPV (approximately \$33,432,572 total dollars) to \$28,621,027 NPV (approximately \$76,665,998 total dollars), an increase of \$18,554,050 NPV (approximately \$43,233,426 total dollars); **(6)** authorize an amendment to the participation agreement with Dallas County to reflect the budget increase; **(7)** restructure the TIF budget to consolidate and broaden categories of eligible project costs into the Oak Cliff Gateway Sub-district (original boundary area); a new category for the Bishop/Jefferson Sub-district; and retain the Education and Administration categories; and **(8)** make corresponding modifications to the Oak Cliff Gateway TIF District boundary, budget and Project Plan consistent with the requirements and limitations of the Act; and at the close of the hearing, **(9)** consideration of an ordinance amending the ordinances creating the District and approving the Project Plan, respectively Ordinance Nos. 21466 and 23033, approved on November 11, 1992 and February 12, 1997, as amended, to reflect these amendments - Financing: This action has no cost consideration to the City
[14-2179; HEARING CLOSED; APPROVED; ORDINANCE 29594]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

MISCELLANEOUS HEARINGS - DESIGNATED PUBLIC SUBSIDY MATTERS (Continued)

Economic Development (Continued)

Oak Cliff Gateway TIF District

Note: Item Nos. 97 and 98
must be considered collectively.

97. * Authorize a development agreement with Bishop Arts Village LLC and/or its affiliates in an amount not to exceed \$5,000,000, payable from future Oak Cliff Gateway TIF District funds in consideration of the development of Bishop Arts Project Phase I on property generally bounded by Bishop Avenue, 9th Street, Melba Street, and Madison Avenue in Tax Increment Financing Reinvestment Zone Number Three (Oak Cliff Gateway TIF District) - Not to exceed \$5,000,000 - Financing: Oak Cliff Gateway TIF District Funds (subject to appropriations)
[14-2180; APPROVED]
98. * Authorize a Chapter 380 economic development grant agreement in an amount not to exceed \$2,000,000 with Bishop Arts Village LLC related to the development of Bishop Arts Project Phase I on property generally bounded by Bishop Avenue, 9th Street, Melba Street, and Madison Avenue in Southern Dallas pursuant to Chapter 380 of the Texas Local Government Code in accordance with the City's Public/Private Partnership Program - Not to exceed \$2,000,000 - Financing: General Obligation Commercial Paper (subject to appropriations)
[14-2181; APPROVED]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

MISCELLANEOUS HEARINGS - DESIGNATED PUBLIC SUBSIDY MATTERS (Continued)

Housing/Community Services

99. A public hearing to receive comments on Substantial Amendment No. 1 to amend the FY 2014-15 Action Plan for the Community Development Block Grant, HOME Investment Partnerships Program, and the Housing Opportunities for Persons with AIDS grant to **(a)** increase appropriations in the HOME Investment Partnerships Program made possible by unanticipated program income and refunds in the amount of \$1,688,052; **(b)** reprogram prior year unspent HOME Investment Partnerships Program funds in the amount of \$350,000 to the Housing Development Loan Program; **(c)** use of HOME Investment Partnerships Program funds for the Housing Development Loan Program; **(d)** decrease appropriations in the FY 2014-15 Housing Opportunities for Persons with AIDS grant due to revision in the total award amount by \$405 from \$5,375,659 to \$5,375,254; and **(e)** transfer Community Development Block Grant Neighborhood Enhancement Program and Neighborhood Investment Program Infrastructure activities, and associated appropriations, from the Housing/Community Services Department to the newly created Planning and Neighborhood Vitality; and at the close of the public hearing, authorize final adoption of Substantial Amendment No.1 to amend the FY 2014-15 Action Plan for the Community Development Block Grant, HOME Investment Partnerships Program, and the Housing Opportunities for Persons with AIDS grant - Not to exceed \$2,038,052 - Financing: FY 2014-15 HOME Program Income #1 (\$1,688,052), 2012-13 HOME Investment Partnerships Program Grant Funds (\$350,000)
[14-2182; HEARING CLOSED; APPROVED]

**ANNOTATED ADDENDUM
CITY COUNCIL MEETING
DECEMBER 10, 2014
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBER, CITY HALL
DALLAS, TEXAS 75201
9:10 A.M. – 5:47 P.M.**

ADDITIONS:

Closed Session
[14-2183; HELD]

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

- Discussion regarding the performance evaluation of City Attorney Warren M. S. Ernst.
[DISCUSSED]

CONSENT ADDENDUM

Aviation

Note: Addendum Item Nos. 1 and 2 must be considered collectively.

Commemorative Air Force, Inc.

1. * Authorize a thirty-nine year (39) year lease agreement with Commemorative Air Force, Inc. ("CAF") a Texas 501c(3) nonprofit corporation, at Dallas Executive Airport ("DEA"), the lease is for approximately 45 acres of improved and unimproved land, aircraft hangar, ramp and automobile parking ('the Lease') - Financing: Estimated Annual Revenue: \$1,000 annual rent
[14-2184; APPROVED AS AN INDIVIDUAL ITEM]
2. * Authorize a development agreement with Commemorative Air Force, Inc. ("CAF") to reimburse CAF a portion of the cost associated with the construction of lease-hold improvements (museum and hangar building) at Dallas Executive Airport (the "Development Agreement") (reimbursement from the City will only occur upon substantial completion of the work and approval of the certificate of occupancy on or before December 31, 2020) - Not to exceed \$2,000,000 - Financing: Aviation Capital Construction Funds
[14-2185; APPROVED AS AN INDIVIDUAL ITEM]

Business Development & Procurement Services

3. Authorize a five-year service contract for commercial storage, retrieval and reference services for City records - Recall Total Information Management, Inc., only responsive bidder of three - Not to exceed \$1,351,293 - Financing: Current Funds (subject to annual appropriations)
[14-2186; APPROVED]

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

Business Development & Procurement Services (Continued)

4. Authorize a seven-year concession contract, with two one-year renewal options, for advertising display services for the Dallas Aviation System - Corey S/W Joint Venture dba Corey Airport Services, highest responsible proposer of three - Estimated Revenue: Minimum Annual Average Guarantee of \$1,541,425 over the seven year primary term
[14-2187; APPROVED]
5. Authorize the purchase of one bomb response vehicle for Fire-Rescue - LDV, Inc. through the U.S. General Services Administration - Not to exceed \$163,284 - Financing: 2013 Urban Area Security Initiative Grant Funds
[14-2188; APPROVED]

City Attorney's Office

6. Authorize settlement of the lawsuit styled Big Hart Ministries Association Inc. et al v. City of Dallas, et al., Cause No. 3:07-CV-00216 - Not to exceed \$250,000 - Financing: Current Funds
[14-2189; APPROVED AS AN INDIVIDUAL ITEM]
7. Authorize payment of a settlement of an order for attorneys' fees in the lawsuit styled Paul Heller et al. v. City of Dallas, Civil Action No. 3:13-CV-4000-L - Not to exceed \$43,000 - Financing: Current Funds
[14-2190; APPROVED AS AN INDIVIDUAL ITEM]
8. Authorize Supplemental Agreement No. 1 to the professional services contract with Mounce, Green, Myers, Safi, Paxson & Galatzan, P.C., for additional services on matters relating to the pending disputes between the City of Dallas and the Sabine River Authority - Not to exceed \$250,000, from \$50,000 to \$300,000 - Financing: Water Utilities Current Funds (subject to appropriations)
[14-2191; APPROVED]
9. Authorize Supplemental Agreement No. 6 to the professional services contract with the law firm of Webb & Webb for additional legal services in connection with related matters involving representation of the City of Dallas on water rights pending before the Texas Commission on Environmental Quality and for legal services related to other water rights matters - Not to exceed \$300,000, from \$1,700,000 to \$2,000,000 - Financing: Water Utilities Current Funds (subject to annual appropriations)
[14-2192; APPROVED]

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

City Attorney's Office (Continued)

10. An ordinance amending Section 17-1.6(5) of the Dallas City Code to revise the requirements for the defense to prosecution for persons providing food to the homeless - Financing: No cost consideration to the City
[14-2193; APPROVED AS AN INDIVIDUAL ITEM; ORDINANCE 29595]

Housing/Community Services

11. Authorize **(1)** payment to Bridge Steps for unreimbursed operational costs from a prior year's contract with Dallas County Health and Human Services; and **(2)** an increase in appropriations in an amount not to exceed \$129,145, from \$11,498,827 to \$11,627,972 in the Housing/Community Services Department's budget - Not to exceed \$129,145 - Financing: Contingency Reserve Funds
[14-2194; APPROVED]

Human Resources

12. Authorize **(1)** a Master Plan Document that includes all of the separate health benefit plans for City employees and their families including the cafeteria plan, health plans, prescription drug plans, dental and vision plans; and **(2)** a Master Plan Document that includes all of the separate health benefit plans for retirees and their families including the self-insured health plans, insured Medicare Supplement Plans, Medicare Advantage Plans, prescription drug plans, dental and vision plans - Total cost is based on the number of employees/retiree participants in the plan - Financing: Employee Benefits Current Funds (subject to appropriations)
[14-2195; APPROVED]

Police

13. Authorize **(1)** an application for and acceptance of the Impaired Driving Mobilization Selective Traffic Enforcement Program, Overtime Enforcement grant in the amount of \$79,943 from the Texas Department of Transportation for a statewide Driving While Intoxicated enforcement campaign to operate during various holiday periods for the period December 1, 2014 through September 30, 2015; **(2)** a required City match in the amount of \$21,984 for pension costs; and **(3)** execution of the grant agreement - Total not to exceed \$101,927 - Financing: Current Funds (\$21,984) and Texas Department of Transportation Grant Funds (\$79,943)
[14-2196; APPROVED]

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

Sustainable Development and Construction

14. Authorize the **(1)** deposit of the amount awarded by the Special Commissioners in the condemnation proceeding styled City of Dallas v. Curl Floor Equipment and Supply, Inc., et al., Cause No. CC-13-05800-B, pending in Dallas County Court At Law No. 2, for acquisition from Curl Floor Equipment and Supply, Inc., of approximately 9,120 square feet of land located near the intersection of Royal and Goodnight Lanes for the Goodnight Lane Street Improvement Project; and **(2)** settlement of the condemnation proceeding for an amount not to exceed the amount of the award - Not to exceed \$105,000, increased from the previously authorized \$285,000 (\$280,000, plus closing costs and title expenses not to exceed \$5,000) to \$390,000 (\$385,000, plus closing costs and title expenses not to exceed \$5,000) - Financing: General Obligation Commercial Paper Funds (\$105,000)
[14-2197; APPROVED]

15. Authorize the **(1)** deposit of the amount awarded by the Special Commissioners in the condemnation proceeding styled City of Dallas v. DP Resources, LLC, et al., Cause No. CC-13-07113-E, pending in Dallas County Court at Law No. 5, to acquire approximately 122,319 square feet of land located adjacent to the south side of IH-20 and the original Trinity River Channel, Hutchins, Dallas County, Texas for the Southwest 120/96-inch Water Transmission Pipeline Project; and **(2)** settlement of the condemnation proceeding for an amount not to exceed the amount of the award - Not to exceed \$12,228, increased from the previously authorized \$14,232 (\$12,232, plus closing costs and title expenses not to exceed \$2,000) to \$26,460 (\$24,465, plus closing costs and title expenses not to exceed \$1,995) - Financing: Water Utilities Capital Construction Funds (\$12,228)
[14-2198; APPROVED]

16. Authorize a 14 year lease agreement with CW MF1 Land, Ltd. for approximately 2,500 square feet of office space located at 3015 Chapel Oaks Drive for a Fire and Rescue and Police station for the period December 15, 2014 through December 14, 2028 - Not to exceed \$4,254 - Financing: Current Funds (subject to annual appropriations)
[14-2199; APPROVED]

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

Sustainable Development and Construction (Continued)

17. A resolution declaring approximately 24 acres of City-owned land contained in Joey Georgusis Park, unwanted and unneeded, located near the intersection of Pinnacle Park Boulevard and Pinnacle Point Drive, and authorizing its advertisement for sale and/or exchange by sealed bid with a minimum bid requirement of \$517,967 - Financing: No cost consideration to the City
[14-2200; APPROVED]

18. An ordinance abandoning a portion of Eastus Drive to 604 Fort Worth Ave Apartment Investors LLC, the abutting owner, containing approximately 26,763 square feet of land, located near the intersection of Eastus Drive and Fort Worth Avenue and providing for the dedication of approximately 5,876 square feet of land needed for public access, and providing for the dedication of approximately 1,541 square feet for a sidewalk easement, and authorizing the quitclaim - Revenue: \$308,083, plus the \$20 ordinance publication fee
[14-2201; APPROVED; ORDINANCE 29601]

ITEMS FOR INDIVIDUAL CONSIDERATION

City Secretary's Office

19. A resolution designating absences by Councilmember Dwaine R. Caraway and Councilmember Carolyn R. Davis as being for "Official City Business" - Financing: No cost consideration to the City
[14-2202; APPROVED]

Code Compliance

20. An ordinance adding a new Chapter 47A, "Transportation for Hire," to the Dallas City Code and repealing Chapter 10, "Buses and Shuttles," Chapter 10A, "Limousines," Chapter 10B, "Non-Motorized Passenger Transport Vehicles," and Chapter 45, "Taxicabs," of the Dallas City Code to: **(1)** provide uniform regulations for all transportation-for-hire services operating in the city; and **(2)** amending Chapter 5, "Aircraft and Airports," of the Dallas City Code to make conforming changes - Financing: No cost consideration to the City
[14-2203; APPROVED AS AMENDED; ORDINANCE 29596]

ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

DESIGNATED PUBLIC SUBSIDY MATTERS

Economic Development

Note: Addendum Item Nos. 21 and 22 must be considered collectively.

Prologis, L.P.

21. * Authorize **(1)** a real property tax abatement agreement with Prologis, L.P. for the purpose of granting a ten-year abatement of 90 percent of the taxes on added value to the real property for the development of a new distribution and warehouse facility located on the east side of the 4800 block of Mountain Creek Parkway, north of Merrifield Road in Dallas, Texas in accordance with the City's Public/Private Partnership Program; and **(2)** the rescission of Resolution No. 13-1130, previously approved on June 26, 2013, which authorized two prior real property tax abatement agreements in the amount of 90 percent for ten years with Mt. Creek Investments, Ltd. for a proposed speculative industrial development located on the same property - Revenue: First year revenue estimated at \$14,346; ten-year revenue estimated at \$143,460 (Estimated revenue forgone for the ten-year real property abatement estimated at \$1,291,140)
[14-2204; APPROVED]

22. * Authorize an amendment to the City of Dallas Public/Private Partnership Program Guidelines and Criteria governing City incentives promoting local economic development and stimulating business and commercial activity approved on June 25, 2014, pursuant to Resolution No. 14-0993, to expand the Business Development Chapter 380 Grant/Loan Program to include economic development grants equal to a portion of sales taxes paid by a company's e-commerce customers to the City to encourage such companies to relocate, develop and operate e-commerce facilities within the City - Financing: No cost consideration to the City
[14-2205; APPROVED]

ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

DESIGNATED PUBLIC SUBSIDY MATTERS (Continued)

Economic Development (Continued)

Note: Addendum Item Nos. 23 and 24 must be considered collectively.

Prologis, L.P.

23. * Authorize a Chapter 380 economic development grant agreement with Ulta Inc., a Delaware Corporation, for development of a new distribution and warehouse facility located on the east side of the 4800 block of Mountain Creek Parkway, north of Merrifield Road in Dallas, Texas in accordance with the City's Public/Private Partnership Program - Not to exceed \$1,000,000 - Financing: Public/Private Partnership Funds
[14-2206; APPROVED]
24. * Authorize a Chapter 380 e-commerce sales tax grant agreement with Ulta Inc, a Delaware Corporation, to provide a 15-year e-commerce grant equal to 50 percent of the e-commerce sales taxes paid annually by Ulta Inc's customers to the City of Dallas for the ten year period beginning July 1, 2016 through June 30, 2026 and equal to 25 percent of e-commerce sales taxes paid annually by Ulta Inc's customers to the City of Dallas Texas for the five year period beginning July 1, 2026 through and June 30, 2031 from its proposed facility to be developed on the east side of the 4800 block of Mountain Creek Parkway, north of Merrifield Road in Dallas, in accordance with the City's Revised Public/Private Partnership Program - Revenue: First year revenue estimated at \$69,500; fifteen-year grant agreement revenue is not capped but is estimated to be approximately \$7,100,000 (the e-commerce grant payments are not capped but the fifteen-year grant agreement payments are estimated to be \$4,100,000) - Financing: Current Funds (subject to future appropriations)
[14-2207; APPROVED]

ADDITIONS: (Continued)

PUBLIC HEARINGS AND RELATED ACTIONS

Sustainable Development and Construction

ZONING CASES - CONSENT

25. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a restaurant without drive-in or drive-through service on property zoned Subdistrict B within Planned Development District No. 619 with Historic Overlay H/87, the Republic National Bank (Davis) Building, on the north side of Main Street, east of North Field Street
Recommendation of Staff and CPC: Approval for a three-year period, subject to a site plan and conditions
Z134-335(OTH)
[14-2208; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 29597]

ZONING CASES - INDIVIDUAL

26. A public hearing to receive comments regarding an application for and an ordinance granting an MU-1 Mixed Use District on property zoned an LO-1 Limited Office District on the west side of Dilido Road, south of John West Road
Recommendation of Staff and CPC: Approval
Z134-326(AF)
[14-2209; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 29598]
27. A public hearing to receive comments regarding an application for and an ordinance granting a CS Commercial Service District and an ordinance granting a Specific Use Permit for an auto auction on property zoned an IR Industrial Research District, generally on the southwest line of John Carpenter Freeway, southeast of Metromedia Place
Recommendation of Staff and CPC: Approval of a CS Commercial Service District, and approval of a Specific Use Permit for a five-year period, subject to a site plan and conditions
Z145-102(CG)
[14-2210; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE NOS. 29599 AND 29600]

CORRECTIONS:

Sustainable Development and Construction

40. An ordinance correcting Chapter 51A, Dallas Development Code: Ordinance No. 19455, of the Dallas City Code, as amended, by correcting Sections 51A-4.203, "Industrial Uses," 51A-7.308 "Digital Display on Certain Detached Non-Premise Signs," 51A-7.1601.1, "Designation of Sign Subdistricts," 51A-7.1608, "Special Provisions for the Market Center Sign Subdistrict," and 51A-12.204, "Operations" - Financing: No cost consideration to the City
[14-2122]

41. An ordinance correcting Chapter 51P, Dallas Development Code: Planned Development District Regulations, of the Dallas City Code, as amended by correcting **(1)** Planned Development Subdistrict No. 71 within Planned Development District No. 193, the Oak Lawn Special Purpose District; **(2)** Planned Development District No. 269, the Deep Ellum/Near East Side District; **(3)** Planned Development 298, the Bryan Area Special Purpose District; **(4)** Planned Development District No. 878; **(5)** Planned Development District No. 914; ~~and **(6)** Planned Development District No. 922;~~ and **(7)** Planned Development District No. 888 - Financing: No cost consideration to the City
[14-2123]

DELETIONS:

Code Compliance

50. An ordinance adding a new Chapter 47A, "Transportation for Hire," to the Dallas City Code and repealing Chapter 10, "Buses and Shuttles," Chapter 10A, "Limousines," Chapter 10B, "Non-Motorized Passenger Transport Vehicles," and Chapter 45, "Taxicabs," of the Dallas City Code to: **(1)** provide uniform regulations for all transportation-for-hire services operating in the city; and **(2)** amend Chapter 5, "Aircraft and Airports," of the Dallas City Code to make conforming changes - Financing: No cost consideration to the City
[14-2132]