

AGENDA
CITY COUNCIL MEETING
MARCH 9, 2005
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBERS, CITY HALL
DALLAS, TEXAS 75201
9:00 A. M.

Moment of Silence and Pledge of Allegiance (Council Chambers) **[05-0900]**

Agenda Item/Open Microphone Speakers **[05-0901]**

VOTING AGENDA

1. Approval of Minutes of the February 23, 2005 City Council Meeting **[05-0902; POSTPONED UNTIL 04/13/05]**

CONSENT AGENDA **[05-0903]**

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS

Engineering and Architectural Contracts

2. Authorize a professional services contract with Good, Fulton & Farrell Architects to provide schematic design, design development, construction documents, bidding and construction administration for site improvements and pavilion replacement at Pecan Grove Park located at 3443 W. Kiest Blvd. - \$50,300 - Financing: 2003 Bond Funds **[05-0904; APPROVED]**

CONSENT AGENDA (Continued)

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Engineering and Architectural Contracts (Continued)

3. Authorize a professional services contract with Carter & Burgess, Inc. to provide design of the West Lawther hike and bike trail improvements, Phase II at White Rock Lake Park located at 8300 Garland Road - \$155,445 - Financing: 2003 Bond Funds **[05-0905; APPROVED]**
4. Authorize a professional services contract for master planning services with Freese and Nichols, Inc. for the Elm Fork Athletic Complex in the L.B. Houston Greenbelt located at 2200 Block of Walnut Hill Lane - \$184,803 - Financing: 2003 Bond Funds **[05-0906; APPROVED]**
5. Authorize professional services contracts with 33 consulting firms for the engineering design of 16 alley reconstruction projects, 5 bridge repair projects, 6 flood management projects, 1 Neighborhood Investment Program project, 24 street reconstruction projects, 2 streetscape projects, and 2 thoroughfare projects (list attached) - \$3,162,072 - Financing: 2003 Bond Funds (\$2,497,809), 2003-04 Community Development Grant Reprogramming Funds (\$139,660), Water Utilities Capital Improvement Funds (\$524,603) **[05-0907; APPROVED AS CORRECTED ON THE ADDENDUM]**

Authorization of Contracts

6. Authorize a contract for playground equipment, site furnishings and Americans with Disabilities Act accessible ramps at J.W. Ray Park located at 2010 N. Washington and Munger Park located at 5300 Junius Street - Austco, Inc., lowest responsible bidder of seven - \$134,950 - Financing: 2003 Bond Funds (\$76,353) and Cityplace TIF District Funds (\$58,597) **[05-0908; APPROVED]**

Contract Amendments

7. Authorize Supplemental Agreement No. 1 to the design/build contract with MetalMan Design/Build Corporation to establish the Guaranteed Maximum Price for the construction of the tamarin exhibit, fish quarantine building adjacent to the Betty M. Norsworthy Otter exhibit and the replacement of the playground surface at the Tot Lot of The Lacerte Family Children's Zoo at the Dallas Zoo located at 650 South R. L. Thornton Freeway - \$185,600, from \$333,208 to \$518,808 - Financing: 2003 Bond Funds **[05-0909; APPROVED]**
8. Authorize Supplemental Agreement No. 1 to the Railroad Crossing Agreement with the Kansas City Southern Railway Company for payment of the balance of costs associated with improvements to the railroad crossing at Barnes Bridge Road to replace and relocate the railroad crossing gates, flashing lights, paving panels and maintain temporary flashers during construction - \$36,652, from \$297,129 to \$333,781 - Financing: 1998 Bond Funds **[05-0910; APPROVED]**

CONSENT AGENDA (Continued)

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Contract Amendments (Continued)

9. Authorize Supplemental Agreement No. 8 to the professional services contract with Huitt-Zollars, Inc. for additional professional services for the Love Field Parking Garage Expansion to provide completion of construction administration, terminal roadway landscape improvements, condition assessment of the existing standpipe system in Garage A and revenue control system modifications - \$176,880, from \$5,385,712 to \$5,562,592 - Financing: Aviation Capital Construction Funds **[05-0911; APPROVED]**
10. Authorize an amendment to the contract with Renda Environmental, Inc. for the cleaning and rehabilitation of sludge lagoons A, B and C at the Elm Fork Water Treatment Plant - Financing: No cost consideration to the City **[05-0912; APPROVED]**
11. Authorize an increase in the contract with Atkins Brothers Equipment Co., Inc. for additional work associated with the replacement of water and wastewater mains at various locations (list attached) - \$735,858, from \$3,260,416 to \$3,996,274 - Financing: Water Utilities Capital Improvement Funds **[05-0913; APPROVED]**
12. Authorize Supplemental Agreement No. 1 to the professional services contract with Vidaud + Associates, Inc. for the study and design of the maintenance facility at the Central Wastewater Treatment Plant - \$197,650, from \$619,717 to \$817,367 - Financing: Water Utilities Capital Improvement Funds **[05-0914; APPROVED]**
13. Authorize Supplemental Agreement No. 5 to the professional services contract with Camp, Dresser & McKee, Inc. for design of the energy recovery facility at the Southside Wastewater Treatment Plant - \$1,470,379, from \$1,160,342 to \$2,630,721 - Financing: Water Utilities Capital Improvement Funds **[05-0915; APPROVED]**

Construction Miscellaneous

14. Authorize (1) alley paving, water and wastewater main improvements for alley between N. Bishop Avenue and Haines Avenue from Neely Street to Canty Street; provide for partial payment of construction cost by assessment of abutting property owners; an estimate of the cost of improvements to be prepared as required by law, and (2) a benefit assessment hearing to be held on April 27, 2005, to receive citizens' comments - Financing: No cost consideration to the City **[05-0916; APPROVED]**

CONSENT AGENDA (Continued)

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Construction Miscellaneous (Continued)

Victory Sustainable Development Project

Note: Item Nos. 15 and 16 must be considered collectively.

15. * Authorize a Local Project Advanced Funding Agreement with the Texas Department of Transportation for the design and construction of paving, drainage and amenity improvements for the Victory Sustainable Development Project - \$126,426 - Financing: Capital Projects Reimbursement Funds **[05-0917; APPROVED]**
16. * Authorize (1) a Participation Agreement with Anland GP, L.P. for the design and construction of paving, drainage and amenity improvements for the Victory Sustainable Development Project, (2) the receipt and deposit of funds from Anland GP, L.P. in an amount not to exceed \$5,873,047, and (3) an increase in appropriations in the amount of \$5,873,047 in the Capital Projects Reimbursement Fund - Total not to exceed \$5,873,047 - Financing: Private Funds **[05-0918; APPROVED]**
17. Authorize an Advance Funding Agreement and joint contracts with the Texas Department of Transportation for water main improvements in Mountain Creek Parkway from the future Grady Niblo extension to Spur 408 - \$7,852,753 - Financing: Water Utilities Capital Improvement Funds **[05-0919; APPROVED]**

LAND ACQUISITION

18. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Michael Finley Robertson, Ann Clark Haffner, Anthony Clark, Laura Jane Davis O'Keefe and Orville Gaston Davis of approximately 40 acres of unimproved land located in the area bounded by Scyene Road, Jim Miller Road, Bruton Road and Dixon Street for the Trinity River Corridor project - \$35,100 - Financing: 1998 Bond Funds **[05-0920; APPROVED]**

LAND MISCELLANEOUS

19. Authorize a first amendment to the lease with Holly Corporation at Dallas Love Field to add three additional five-year renewal options to extend the lease, exercise the third renewal option to extend the lease term to August 11, 2013, provide for \$50,000 in required remodeling and refurbishment cost to the leased premises, increase the rent by \$18,000 annually, and add an annual Consumer Price Index rental escalation in an amount not to exceed 4% per year - Revenue: \$18,000 annually **[05-0921; APPROVED]**

CONSENT AGENDA (Continued)

LAND MISCELLANEOUS (Continued)

20. Authorize a second amendment to the lease of land and improvements with Club Air, Inc. at Dallas Executive Airport to add an additional approximate 115,931 square feet of land to the lease in consideration of \$325,000 in new construction costs to the leased premises - Revenue: \$15,282 annually **[05-0922; APPROVED]**
21. Authorize a three-year and four-month lease, plus four three-year renewal options, and one twelve-month renewal option to extend the lease with ExpressJet Airlines, Inc. for approximately 96,356 square feet of terminal space and aircraft ramp space at Dallas Love Field - Revenue: \$185,320 annually **[05-0923; APPROVED]**
22. Authorize a thirty-year lease agreement, with two five-year renewal options, with Roy Ranch Aircraft, LLC, of approximately 100,000 square feet of unimproved land at Dallas Executive Airport - Estimated Revenue: \$13,000 annually **[05-0924; DELETED ON THE ADDENDUM]**
23. Authorize a three-year lease of land and facilities, plus two two-year renewal options, with Airnet Systems, Inc. at Dallas Love Field, on approximately 49,289 square feet of land, including a hangar, office, automobile parking and aircraft ramp, and provide for annual rental rate escalations based on the Consumer Price Index or 1% annually, in an amount not to exceed 4% per year - Revenue: \$90,266 annually **[05-0925; APPROVED]**
24. An ordinance abandoning an alley to 3452 Forest Lane Associates, L.P., the abutting owner, containing approximately 3,850 square feet of land located near the intersection of Forest Lane and Cromwell Drive, and authorizing the quitclaim - Revenue: \$30,800 plus the \$20 ordinance publication fee **[05-0926; ORDINANCE 25912; APPROVED]**
25. An ordinance abandoning easements to Sewell Village Cadillac Company, Inc., the abutting owner, containing approximately 7,649 square feet of land located near the intersection of Lovers Lane and Bluffview Boulevard, and authorizing the quitclaim - Revenue: \$5,000 plus the \$20 ordinance publication fee **[05-0927; ORDINANCE 25913; APPROVED]**
26. An ordinance abandoning a portion of Leonard Street to Federal Reserve Bank of Dallas, the abutting owner, containing approximately 8,373 square feet of land located near its intersections with Maple-Routh Connection and Colby Street, and authorizing the quitclaim - Revenue: \$427,023 plus the \$20 ordinance publication fee **[05-0928; ORDINANCE 25914; APPROVED]**
27. An ordinance abandoning 2 portions of old Wichita and Griffin Streets rights-of-way to Anland South, L.P., the abutting owner, containing a total of approximately 5,106 square feet of land located along North Houston Street between Wichita and Lamar Streets, authorizing the quitclaim and providing for the dedication of a total of approximately 5,562 square feet of land needed for street right-of-way - Revenue: \$5,000 plus the \$20 ordinance publication fee **[05-0929; ORDINANCE 25915; APPROVED AS AN INDIVIDUAL ITEM]**

CONSENT AGENDA (Continued)

LAND MISCELLANEOUS (Continued)

28. Authorize the quitclaim of 25 properties acquired by the taxing authorities from the Sheriff's Sale to the highest bidders (list attached) - Revenue: \$148,083 **[05-0930; APPROVED AS AN INDIVIDUAL ITEM]**
29. Authorize settlement of a judgment and release of a judgment lien against Ira A. Stroughter, E. C. Stroughter, and Sheila R. Brown dba Smitty's Gourmet Concessions, a catering business formerly located at 2605 Harwood Street - Revenue: \$12,000 **[05-0931; APPROVED]**
30. Authorize (1) a partial release of lien and the deed restrictions on property owned by the Resource Center of Dallas that was acquired pursuant to Resolution No. 00-3744, previously authorized on December 13, 2000, pending the construction by Alliance Communities, Inc. of a parking lot to be located at 2715 and 2717 Reagan Street adjacent to the Resource Center, and upon successful completion of the construction, (2) the City to acquire a lien and deed restriction on properties located at 2715 and 2717 Reagan Street for the duration of the public service requirement pursuant to Resolution No. 00-3744 - Financing: No cost consideration to the City **[05-0932; APPROVED]**

PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES

31. Authorize a service agreement for the certification of Aircraft Rescue Fire Fighting vehicles with Crash Rescue Equipment Services, Inc. - Sole Source - Not to exceed \$125,000 - Financing: Current Funds (to be reimbursed by Aviation Current Funds) **[05-0933; APPROVED]**
32. Authorize a twelve-month service contract for animal registration services with the lowest responsible bidder of four - Business International - Not to exceed \$194,976 - Financing: Current Funds **[05-0934; APPROVED]**
33. Authorize (1) participation in an Interlocal Purchasing Agreement through the State of Texas, Catalog Information System Vendors Cooperative Purchasing Program, and (2) a thirty-six-month professional services contract for upgrading the fleet management software with Maximus, Inc. - Not to exceed \$453,000 - Financing: Current Funds **[05-0935; APPROVED]**
34. Authorize (1) participation in the Federal Supply Schedule of the General Services Administration, and (2) the purchase of armored vehicles through the General Services Administration from Lenco Industries - Not to exceed \$349,880 - Financing: 2004 Urban Area Security Initiative Grant Funds **[05-0936; APPROVED]**
35. Authorize the purchase of tire deflation devices from Stop Tech, Ltd., through the City of Tyler Cooperative Purchasing Agreement - Not to exceed \$65,800 - Financing: 2003 Omnibus Appropriation Local Law Enforcement Block Grant Funds **[05-0937; APPROVED]**

CONSENT AGENDA (Continued)

PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES (Continued)

36. Authorize a twenty-four-month price agreement for compound water meters with the lowest responsible bidders of two - Badger Meter, Inc. in the amount of \$386,250 and Neptune Technology Group, Inc. in the amount of \$138,750 - Total not to exceed \$525,000 - Financing: Water Utilities Capital Construction Funds **[05-0938; APPROVED]**

MISCELLANEOUS

37. Authorize a replacement housing payment for homeowner, Doak Wyatt, as a result of an order to vacate and demolish by the Urban Rehabilitation Standards Board - Not to exceed \$73,500 - Financing: 2004-05 Community Development Grant Funds **[05-0939; APPROVED AS AN INDIVIDUAL ITEM]**
38. Authorize a replacement housing payment for homeowner, Earline Garvin, as a result of an order to vacate and demolish by the Urban Rehabilitation Standards Board - Not to exceed \$73,500 - Financing: 2004-05 Community Development Grant Funds **[05-0940; APPROVED]**
39. Authorize a replacement housing payment for homeowner, Arnett Williams, as a result of an order to vacate and demolish by the Urban Rehabilitation Standards Board - Not to exceed \$73,500 - Financing: 2004-05 Community Development Grant Funds **[05-0941; APPROVED AS AN INDIVIDUAL ITEM]**
40. Authorize support of opportunities between the City of Dallas and Dallas Area Rapid Transit (DART) for joint development projects that promote mixed-use, transit-oriented developments on existing DART property inventory in the vicinity of transit stations, as well as during the acquisition of property for future transit stations - Financing: No cost consideration to the City **[05-0942; APPROVED AS AN INDIVIDUAL ITEM]**
41. Authorize an amendment to Resolution No. 98-1117, previously approved on April 8, 1998, to modify the By-Laws for Tax Increment Financing Reinvestment Zone Number One (State-Thomas TIF District) to redefine a quorum as a majority of the directors who are currently appointed to the Board of Directors - Financing: No cost consideration to the City **[05-0943; APPROVED]**

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

Note: Item Nos. 42 and 43 must be considered collectively.

State-Thomas TIF District

42. * Authorize (1) a development agreement with J.G. Moore & Co., Inc. for the funding of design and construction of certain public improvements for the West Side at State-Thomas (Block 582) in Tax Increment Financing Reinvestment Zone Number One, (State-Thomas TIF District) in an amount not to exceed \$710,407; (2) funding for design and construction of a water line in an access easement adjacent to Greenwood Cemetery and partial funding for the paving of Hugo Street in an amount not to exceed \$101,461 from the State-Thomas TIF District Fund; and (3) the establishment of appropriations in an amount not to exceed \$811,868 in the State-Thomas TIF District Fund - Total not to exceed \$811,868 - Financing: State-Thomas TIF District Funds (\$710,407 to be advanced by a private developer and reimbursed from the State-Thomas TIF District Fund) **[05-0944; APPROVED AS AN INDIVIDUAL ITEM]**
43. * A resolution declaring the intent of Tax Increment Financing District Reinvestment Zone Number (State-Thomas TIF District) to reimburse J.G. Moore & Co., Inc., for funds advanced pursuant to the development agreement with J.G. Moore & Co., Inc., in an amount not to exceed \$710,407, plus interest, for certain public improvements related to the development of West Side at State-Thomas (Block 582) located in the State-Thomas TIF District - Financing: No cost consideration to the City **[05-0945; APPROVED AS AN INDIVIDUAL ITEM]**
44. Authorize the acceptance of Dallas Housing Finance Corporation Grant Funds for land acquisition, relocation and demolition costs for the Neighborhood Investment Program Bexar Street Redevelopment Project - Total not to exceed \$283,100 - Financing: Dallas Housing Finance Corporation Grant Funds **[05-0946; APPROVED]**
45. Authorize (1) an amendment to Resolution No. 04-2181, previously approved on June 23, 2004, to change the geographic boundary for projects within the Sports Arena Tax Increment Financing District potentially providing funding to the Dallas Urban Land Bank Demonstration Program; (2) establishment of appropriation of funds for land bank operations paid to the City for housing assistance relative to projects constructed in the Sports Arena Tax Increment Financing District in compliance with Resolution No. 04-2181; and (3) an amendment to the contract with the Dallas Housing Acquisition and Development Corporation to provide for use of Sports Arena Tax Increment Financing District affordable housing payments for land bank operations as set forth in Resolution No. 04-2181 - \$362,102 - Financing: Neighborhood Development Program Funds **[05-0947; APPROVED AS AN INDIVIDUAL ITEM]**

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

46. Authorize a Residential Development Acquisition Loan Program loan to Fairway Townhomes, L.P. for the acquisition of the Fairway Crossing Apartments located at 7229 Ferguson Road, a substandard 310-unit apartment complex to be rehabilitated and developed as affordable housing for low- and moderate-income households - Not to exceed \$310,310 - Financing: 2002-03 Community Development Grant Funds (\$253,463); 2004-05 Community Development Grant Funds (\$56,847) **[05-0948; APPROVED]**
47. Authorize a three-year maintenance agreement with the Belo Foundation to maintain the grounds at the Juanita J. Craft House and Memorial Garden located at 2614 and 2618 Warren Street - Financing: No cost consideration to the City **[05-0949; APPROVED]**
48. Authorize a twenty-year management agreement, with two five-year renewal options, with the National Audubon Society, Inc. for the Trinity Interpretive Center - Financing: 1985 Bond Funds (\$225,000) and Current Funds (\$355,000) (subject to annual appropriations) **[05-0950; APPROVED AS AN INDIVIDUAL ITEM]**
49. Authorize a professional services contract with Alan Plummer and Associates, Inc. for implementation of the first year of the Water Conservation Five-Year Strategic Plan - \$230,000 - Financing: Water Utilities Current Funds **[05-0951; APPROVED AS AN INDIVIDUAL ITEM]**

PUBLIC HEARINGS AND RELATED ACTIONS

ZONING CASES - INDIVIDUAL

50. A City Plan Commission authorized hearing to determine proper zoning on property zoned a CA-1(A) Central Area District with consideration given to a Planned Development District to include Arts District zoning regulations similar to those contained in Planned Development District No. 145, the Arts District, on property generally bounded by Ross Avenue, Routh Street, Woodall Rodgers Expressway and Central Expressway and an ordinance granting a Planned Development District Recommendation of Staff and CPC: Approval
Z034-305(LS) **[05-0952; ORDINANCE 25916; APPROVED AS AMENDED]**
51. An application for a CS Community Service District on property zoned an IR Industrial Research District on River Oaks Road, east of Central Expressway, south of Loop 12, and north of Stuart Simpson Road
Recommendation of Staff and CPC: Denial
Z034-114(MM) **[05-0953; DELETED ON THE ADDENDUM]**

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)
ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL

52. An application for and an ordinance granting an amendment to and an expansion of Planned Development District No. 282 for a hospital, office and related uses on property zoned Planned Development District No. 282 and Planned Development District No. 468, on property bounded by Beckley Avenue, Colorado Boulevard, Haines Avenue and Greenbriar Lane
Recommendation of Staff and CPC: Approval, subject to a development plan and conditions
Z045-112(DW) [05-0954; ORDINANCE 25917; APPROVED AS AMENDED]
Note: This item was considered by the City Council at a public hearing on February 23, 2005, and was taken under advisement until March 9, 2005, with the public hearing open.
53. An application for and an ordinance granting an MU-2 Mixed Use District with retention of the D-1 Liquor Control Overlay on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay and an MC-1-D-1 Multiple Commercial District with a D-1 Liquor Control Overlay and a resolution accepting new deed restrictions volunteered by the applicant and a resolution terminating existing deed restrictions, north of Bruton Road, west of St. Augustine Road
Recommendation of Staff and CPC: Approval of an MU-2 Mixed Use District with retention of the D-1 Liquor Control Overlay with a resolution accepting new deed restrictions volunteered by the applicant and approval of a resolution terminating the existing deed restrictions
Z034-327(DW) [05-0955; CONTINUED UNTILL 04/13/05; HEARING OPEN]
Note: This item was considered by the City Council at public hearings on February 9 and 23, 2005, and was taken under advisement until March 9, 2005, with the public hearing open.

SPECIAL PROVISION SIGN DISTRICT - UNDER ADVISEMENT

54. An application for and an ordinance granting an amendment to, and expansion of, the Victory Special Provision Sign District generally located east of Stemmons Freeway and north of Woodall Rodgers Freeway
Recommendation of Staff and CPC: Approval
SPSD 045-001(SR) [05-0956; ORDINANCE 25918; CPC RECOMMENDATION FOLLOWED]
Note: This item was considered by the City Council at a public hearing on February 23, 2005, and was taken under advisement until March 9, 2005, with the public hearing open.

STREET NAME CHANGE - INDIVIDUAL

55. An application for and an ordinance waiving certain street name change standards and changing the name of Boulder Drive, between Red Bird Lane and Camp Wisdom Road, to Pastor Bailey Drive
Recommendation of Staff and CPC: Approval
NC045-002 [05-0957; ORDINANCE 25919; CPC RECOMMENDATION FOLLOWED]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

DEVELOPMENT CODE AMENDMENTS - INDIVIDUAL

56. A City Plan Commission authorized hearing to consider an amendment to the development code to apply the sign standards contained in the Arts District Special Provision Sign District on property generally bounded by Ross Avenue, Routh Street, Woodall Rodgers Expressway and Central Expressway and an ordinance granting an expansion of the Special Provision Sign District
Recommendation of Staff and CPC: Approval
DCA 045-003(LS) [05-0958; ORDINANCE 25920; CPC RECOMMENDATION FOLLOWED]

DEVELOPMENT CODE AMENDMENTS - UNDER ADVISEMENT

57. Consideration of amendments to Article VII, "Sign Regulations," of Chapter 51A of the Dallas Development Code and Article II "Temporary Political Signs" of Chapter 15A, "Elections" of the Dallas City Code, to revise the regulations regarding political signs to conform with current State law and an ordinance implementing the amendments
Recommendation of Staff and CPC: Approval
DCA 045-007[05-0959; ORDINANCE 25921; CPC RECOMMENDATION FOLLOWED]
Note: This item was considered by the City Council at a public hearing on February 23, 2005, and was taken under advisement until March 9, 2005, with the public hearing open.

MISCELLANEOUS HEARINGS

58. A public hearing to receive citizens' comments in preparation of the FY 2005-06 Operating, Capital, Grant and Trust budgets - Financing: No cost consideration to the City **[05-0960; HEARING CLOSED]**

ITEMS FOR INDIVIDUAL CONSIDERATION

59. 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) **[05-0961; APPOINTMENTS MADE TO BOARDS]**
60. A resolution appointing Thomas P. Perkins, Jr. as Interim City Attorney for the City of Dallas, effective at the close of business on April 1, 2005, to serve until the City Council selects and appoints a permanent City Attorney - Financing: No additional cost consideration to the City **[05-0962; APPROVED]**
61. An ordinance abandoning a portion of Stevens Hills Lane and easements to Dallas Independent School District, the abutting owner, containing a total of approximately 63,295 square feet of land located near its intersection with Stevens Forest Drive, and authorizing the quitclaim - Revenue: \$54,200 plus the \$20 ordinance publication fee **[05-0963; ORDINANCE 25922; APPROVED]**

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

62. Authorize an extension of the moratorium on the acceptance of applications for building permits or certificates of occupancy for Ross Avenue, from Central Expressway to Fitzhugh Avenue until July 17, 2005 - Financing: No cost consideration to the City (Requires a 3/4 vote of the full City Council for approval) **[05-0964; APPROVED]**

ITEMS FOR FURTHER CONSIDERATION

63. Authorize the reconstruction on-site of two homes in accordance with the Replacement Housing Program Statement requirements for the properties located at 3523 Mingo Street and 2826 Marder Street - Not to exceed \$70,000 each for a total not to exceed \$140,000 - Financing: 2004-05 HOME Funds **[05-0965; APPROVED]**
64. Authorize a resolution in support of Texas Department of Housing and Community Affairs award of Low Income Housing Tax Credits for the new construction of Sphinx at Luxar multifamily development to be located at northeast quadrant of Cockrell Hill and West Kiest - Financing: No cost consideration to the City **[05-0966; APPROVED]**
65. Authorize a resolution in support of Texas Department of Housing and Community Affairs award of Low Income Housing Tax Credits for the rehabilitation of 155 units for seniors and the new construction of 96 units for families for a total of 251 units called the Providence at UT Southwestern multifamily development to be located at 1893 West Mockingbird Lane - Financing: No cost consideration to the City **[05-0967; POSTPONED UNTIL 04/13/05]**

ADDENDUM

ADDITIONS:

Closed Session **[05-0968; CLOSED SESSION HELD]**

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

- Legal issues involving deliberation regarding Real Property (Sec. 551-072 T.O.M.A.) - Possible lease of city property adjoining Dallas Convention Center
- Legal issues regarding hotel taxes
- Benjamin Fira v. Michael Bryan, Civil Action No. 3:03-CV-0735-R
- Doyle A. Peterson v. City of Dallas, Texas, doing business as WRR Classical, 101.1 FM, a Political Subdivision, Appeal Number 04-11034, in the United States Court of Appeals for the Fifth Circuit

CONSENT ADDENDUM

AUTHORIZATION RELATED TO CONSTRUCTION PROJECTS

Authorization of Contracts

1. Authorize **(1)** a contract for the construction of Hensley Field Airfield Improvements with EAS Contracting, LP, lowest responsible bidder of four in an amount not to exceed \$4,433,969; and **(2)** an increase in appropriations in an amount not to exceed \$2,009,458 in the Hensley Field Funds - Total not to exceed \$4,433,969 - Financing: Hensley Field Funds (\$3,971,747); Texas Defense Economic Adjustment Assistance Grant Program Funds (\$462,222) **[05-0969; APPROVED]**

Contract Amendments

2. Authorize **(1)** Supplemental Agreement No. 2 to the contract with HNTB Corporation for the development of a fiscal and economic impact analysis of the Trinity Tollway combined-modified alignment option in the amount of \$92,454, from \$1,043,861 to \$1,136,315; and **(2)** an increase in appropriations in the amount of \$65,195 in the Trinity River Corridor Project Fund - Total not to exceed \$92,454 - Financing: 1998 Bond Funds **[05-0970; APPROVED]**

ADDENDUM

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES

3. Authorize a professional services contract to update the Geographic Information Systems street centerline file for the routing of City vehicles with Applied Technological Services, Inc., most advantageous proposer of two - Not to exceed \$149,100 - Financing: U.S. Department of Justice Community Oriented Policing Services Grant Funds **[05-0971; APPROVED]**

MISCELLANEOUS

4. An ordinance approving Resolution Nos. 2005-01-019 and 2005-02-049 adopted by the Dallas-Fort Worth International Airport Board, respectively, on January 6, 2005 and February 3, 2005, for the purpose of amending, respectively, Chapter 4 and Appendix 1 of the Airport Board's Code of Rules and Regulations deleting all references to shared-ride service to allow the Airport Board to enter into concession contracts with shared-ride service providers instead of regulating shared-ride service and revising block numbers and speed limits for certain streets located on airport property - Financing: No cost consideration to the City **[05-0972; ORDINANCE 25923; APPROVED]**
5. Authorize **(1)** application for and acceptance of the Violence Against Women Act Grant in the amount of \$80,000, to provide victim services to domestic violence victims through the Family Advocacy Unit for the period of September 1, 2005 through August 31, 2006; **(2)** a cash match not to exceed \$26,667 for twelve months; and, **(3)** execution of the grant agreement - Total not to exceed \$106,667 - Financing: Office of the Governor Criminal Justice Division State Grant Funds (\$80,000) and Current Funds (\$26,667) (subject to appropriations) **[05-0973; APPROVED]**
6. Authorize **(1)** application for and acceptance of the State Criminal Justice Planning (421) Fund Grant to provide for an environmental inspector for the period of September 1, 2005 through August 31, 2006; and, **(2)** execution of the grant agreement - Total not to exceed \$73,639 - Financing: Office of the Governor Criminal Justice Division State Grant Funds **[05-0974; APPROVED]**
7. Authorize **(1)** settlement of the lawsuit styled County of Dallas et al. v. Roman Catholic Diocese of Dallas, Cause No. 94-30312-T-1 and **(2)** the disbursement of funds from the account established by the 1994 escrow agreement with the Diocese - Financing: No cost consideration to the City **[05-0975; APPROVED AS AN INDIVIDUAL ITEM]**

ADDENDUM

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

MISCELLANEOUS (Continued)

8. Authorize **(1)** application for and acceptance of the Violence Against Women Act Grant in the amount of \$80,000 to provide a prosecutor dedicated full-time to domestic violence cases and one victim advocate, for the period of September 1, 2005 through August 31, 2006; **(2)** a cash match in an amount not to exceed \$48,928, which represents the minimum required grant match of 25% of total program cost plus additional funds of \$22,261 in order to fully fund the two full-time employees; and, **(3)** execution of the grant agreement - Total not to exceed \$128,928 - Financing: Office of the Governor Criminal Justice Division State Grant Funds (\$80,000) and Current Funds (\$48,928) (subject to appropriations) **[05-0976; APPROVED]**
9. Authorize Supplemental Agreement No. 1 to the professional services contract with the Washington, D.C. based law firm of Spiegel & McDiarmid for legal services and representation of the City in **(1)** completing the passenger facility charge application process before the Federal Aviation Administration (FAA) pertaining to the proposed Love Field light rail line station; and **(2)** preparing and filing the City's Airport Competition Plan update with the FAA and related legal matters - \$100,000, from \$15,000 to \$115,000 - Financing: Aviation Current Funds **[05-0977; APPROVED]**
10. Authorize Supplemental Agreement No. 1 to the professional services contract with the law firm of Sayles Werbner for legal representation of the City in the lawsuits resulting from the City's "fake drug cases" - \$100,000, from \$25,000 to \$125,000 - Financing: Current Funds **[05-0978; APPROVED]**
11. Authorize the initial planning for a possible major sports celebration in honor of the Dallas Mavericks between June 5, and June 23, 2005 in accordance with the Policy Statement of Major Sports Celebrations previously approved on December 8, 1993 by Resolution No. 93-4570 - Financing: This action has no cost consideration to the City **[05-0979; APPROVED]**
12. An ordinance granting a CR Community Retail District on property zoned an MF-1(A) Multifamily District, on the north line of Dixon Avenue at Wullschleger Lane and a resolution accepting deed restrictions volunteered by the applicant - Z045-125(WE) - Financing: No cost consideration to the City **[05-0980; POSTPONED UNTIL 04/13/05]**

ADDENDUM

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

MISCELLANEOUS (Continued)

13. A resolution abating show-cause and accepting distribution from TXU Electric Delivery - Revenue: \$2,918,705 **[05-0981; APPROVED]**
14. Authorize a professional services contract with P&L Concepts, Inc. to provide assistance in reviewing TXU Gas Company's Gas Cost Review Pleading - \$45,000 - Financing: Current Funds (to be fully reimbursed by TXU Gas) **[05-0982; APPROVED]**
15. Authorize adoption of the Trinity River Corridor Comprehensive Land Use Plan and approval of the recommendations contained therein as a guide for future development, the boundaries of the study area span from Royal Lane in the north to I-20 in southern Dallas, and approximately one and one-half miles on either side of the Trinity River - Financing: No cost consideration to the City **[05-0983; APPROVED AS AMENDED]**
16. Authorize an agreement with TXU Electric Delivery for the installation of 52 historic-style street lights in the Wheatley Place City Landmark District - \$129,171 - Financing: 2003 Bond Funds **[05-0984; APPROVED]**

PUBLIC HEARINGS AND RELATED ACTIONS

ZONING CASES - DALLAS INDEPENDENT SCHOOL DISTRICT

17. An application for and an ordinance granting a Planned Development District for a public school other than an Open-enrollment Charter school and MF-1(A) Multifamily District uses and an ordinance granting the termination of Specific Use Permit No. 690 for a private recreation club on property zoned an MF-1(A) Multifamily District and Planned Development District No. 65, on the north line of the intersection of Park Lane, between Fair Oaks Avenue and Ridgecrest Road
Recommendation of Staff and CPC: Approval, subject to a development plan and conditions
Z045-146(WE) [05-0985; ORDINANCES 25924 AND 25925; CPC RECOMMENDATION FOLLOWED]

ADDENDUM

ADDITIONS: (Continued)

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

DEVELOPMENT CODE AMENDMENTS - CONSENT

18. A proposal to amend the kiosk provisions of the Downtown Special Provision Sign District and an ordinance adopting the proposed amendments in an area generally bounded by Woodall Rodgers Freeway to the north, Interstate 45/US 75 to the east, Interstate 30 to the south and Interstate 35 to the west, excluding those areas included in the West End, Arts District, and Farmers Market Special Provision Sign Districts **[05-0986; ORDINANCE 25926; APPROVED AS AMENDED]**
Recommendation of Staff and CPC: Approval
SPSD 045-004

MISCELLANEOUS HEARINGS

Private Sale of Unimproved Properties

Note: Item Nos. 19 and 20 must be considered collectively.

19. * A public hearing to receive citizens' comments on the proposed private sale by quitclaim deed of 12 unimproved properties acquired by the taxing authorities from the Sheriff's Sale to Builders of Hope Community Development Corporation, Dallas City Homes, Inc. and Foundation for Housing Resources, Inc., qualified non-profit organizations (list attached) - Financing: No cost consideration to the City **[05-0987; HEARING CLOSED]**
20. * Authorize the private sale, as provided for by Section 34.015 of the Texas Property Tax Code, by quitclaim deed of 12 unimproved properties acquired by the taxing authorities from a Sheriff's Sale to qualified non-profit organizations (list attached) - Revenue: \$17,512 **[05-0987; APPROVED AS AMENDED]**

ADDENDUM

ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION

21. An ordinance amending Chapters 7A, 13, 18, and 27 of the Dallas City Code to **(1)** create an additional municipal court to hear property matters; **(2)** adopt an alternative administrative adjudication procedure for enforcing certain ordinances relating to property and premises violations as authorized by state law; **(3)** provide for hearing officers to conduct administrative hearings; **(4)** provide an appeal process to municipal court; **(5)** create the Dallas Tomorrow Fund and Citizen Advocate Program to provide financial assistance and other guidance to persons determined financially unable to repair or rehabilitate their property or premises in compliance with City ordinances; **(6)** provide for administrative penalties not to exceed \$2,000; and **(7)** provide for the disposition of administrative penalties, fees, and court costs - Financing: No cost consideration to City **[05-0988; ORDINANCE 25927; APPROVED]**

22. Authorize hardship relief for property located at 2616 Willowbrook Road from the West Northwest Highway moratorium on the acceptance of applications for building permits and certificates of occupancy for non-residential properties within 500 feet of the north or south right-of-way line of West Northwest Highway, from Stemmons Freeway to Mixon Drive - Financing: No cost consideration to the City **[05-0989; APPROVED]**

23. Authorize a resolution in support of Texas Department of Housing and Community Affairs award of Low Income Housing Tax Credits for the new construction of Residence at the Oaks Phase II senior multifamily development to be located at 2740 Duncanville Road - Financing: No cost consideration to the City **[05-0990; APPROVED AS AMENDED]**

24. A resolution designating the Woodall Rodgers Extension Bridge across the Trinity River as the Margaret Hunt Hill Bridge and requesting official state designation on the state system from the Texas Legislature - Financing: No cost consideration to the City **[05-0991; APPROVED]**

25. Authorize the City Manager to identify and submit proposed water supply strategies for the City of Dallas to the Region C Planning Group in accordance with state law for the state's 2007 Water Plan, and require Council approval prior to participation in recommended feasibility studies, and that studies with multiple phases would require approvals prior to every phase - Financing: This action has no cost consideration to the City **[05-0992; APPROVED AS AMENDED]**

ADDENDUM

CORRECTION:

5. Authorize professional services contracts with 33 consulting firms for the engineering design of 16 alley reconstruction projects, 5 bridge repair projects, 6 flood management projects, 1 Neighborhood Investment Program project, 24 street reconstruction projects, 2 streetscape projects, and 2 thoroughfare projects (list attached) - \$3,162,072 - Financing: 2003 Bond Funds (~~\$2,497,809~~) (\$2,521,087), 2003-04 Community Development Grant Reprogramming Funds (\$139,660), Water Utilities Capital Improvement Funds (~~\$524,603~~) (\$501,325) **[05-0907]**

DELETIONS:

22. Authorize a thirty-year lease agreement, with two five-year renewal options, with Roy Ranch Aircraft, LLC, of approximately 100,000 square feet of unimproved land at Dallas Executive Airport - Estimated Revenue: \$13,000 annually **[05-0924]**

51. An application for a CS Community Service District on property zoned an IR Industrial Research District on River Oaks Road, east of Central Expressway, south of Loop 12, and north of Stuart Simpson Road
Recommendation of Staff and CPC: Denial
Z034-114(MM) [05-0953]