

**AGENDA**  
**CITY COUNCIL MEETING**  
**JANUARY 11, 2006**  
**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) **[06-0100]**

Agenda Item/Open Microphone Speakers **[06-0101]**

VOTING AGENDA

1. Approval of Minutes of the December 14, 2005 City Council Meeting **[06-0102; APPROVED]**

CONSENT AGENDA **[06-0103]**

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS

Authorization of Contracts

2. Authorize a contract with AEIiseo@ to fabricate and install a permanent artwork at the new Fire Station No. 35 located on Walnut Hill Lane between Midway Road and Marsh Lane - Not to exceed \$33,968 - Financing; 2003 Bond Funds **[06-0104; APPROVED]**

CONSENT AGENDA (Continued)

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Authorization of Contracts (Continued)

3. Authorize a contract with Emmanuel Gillespie to fabricate and install an exterior mural at the entrance to the South Dallas Cultural Center located at 3400 South Fitzhugh - Not to exceed \$28,719 - Financing; 2003 Bond Funds **[06-0105; APPROVED]**
4. Authorize a contract for security fence improvements and the installation of interior and exterior building cameras in the recreation center at Tommie M. Allen Park located at 7071 Bonnie View Road - VRT Investments, Inc., dba Sunnyvale Fence Company, lowest responsible bidder of two - \$213,930 - Financing; 2003 Bond Funds **[06-0106; APPROVED]**
5. Authorize a contract for the construction of paving, storm drainage, water and wastewater improvements on Hillburn Drive from Courtney Street to Seco Boulevard - SYB Construction Company, Inc., lowest responsible bidder of six - \$909,935 - Financing; 2003 Bond Funds (\$751,585), Water Utilities Capital Construction Funds (\$4,900), Water Utilities Capital Improvement Funds (\$153,450) **[06-0107; APPROVED]**
6. Authorize a contract for the construction of street paving and storm drainage improvements on North Collette Avenue from Swiss Avenue to Sycamore Street to Live Oak Street - Camino Construction, L.P., lowest responsible bidder of six - \$443,346 - Financing; 2003 Bond Funds **[06-0108; APPROVED]**
7. Authorize a contract for the reconstruction of Alley Group 03-2014 including alley paving, storm drainage and wastewater improvements (list attached) - P & E Contractors, Inc., lowest responsible bidder of six - \$1,161,244 - Financing; 2003 Bond Funds (\$827,171), Water Utilities Capital Construction Funds (\$13,975), Water Utilities Capital Improvement Funds (\$320,098) **[06-0109; APPROVED]**
8. Authorize a contract for the construction of flood management improvements for McCree Branch at the Fieldcrest Drive Bridge - Jeske Construction Company, lowest responsible bidder of five - \$481,972 - Financing; 1995 Bond Funds (\$52,467), 2003 Bond Funds (\$340,147), Water Utilities Capital Improvement Funds (\$83,483), Water Utilities Capital Construction Funds (\$5,875) **[06-0110; APPROVED]**
9. Authorize a contract for the construction of water mains and the replacement or rehabilitation of wastewater mains at 15 locations (list attached) - John Burns Construction Company of Texas, Inc., lowest responsible bidder of three - \$7,886,300 - Financing; Water Utilities Capital Improvement Funds (\$7,870,862), 2003 Bond Funds (\$15,438) **[06-0111; APPROVED]**

CONSENT AGENDA (Continued)

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Contract Amendments

10. Authorize Supplemental Agreement No. 1 to the contract with Kimley-Horn and Associates, Inc. for construction documents, and bidding and construction administration services for the construction of a sprayground and playground at Lake Highlands North Park located at 9344 Church Road - \$33,400, from \$24,600 to \$58,000 - Financing; 2003 Bond Funds **[06-0112; APPROVED]**
11. Authorize **(1)** an amendment to the contract with CST Environmental, Inc. to provide plaster repair on the ceilings of the Dallas Power and Light Building located at 1506-1512 Commerce Street; and **(2)** assignment of the contract to Hamilton DPL Development, Inc. for construction management - Financing; No additional cost consideration to the City **[06-0113; APPROVED]**

Construction Miscellaneous

12. Authorize a resolution of support for the continuation of the McKinney Avenue Trolley Extension Statewide Transportation Enhancement Program project - Financing; No cost consideration to the City **[06-0114; APPROVED AS AN INDIVIDUAL ITEM]**

LAND ACQUISITION

13. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, of 5 properties improved with single family homes containing a total of approximately 79,164 square feet of land located near the intersection of Creek Drive and Mapleshade Lane for the Upper McKamy Branch Flood Control Improvements Project (list attached) - \$1,250,000 - Financing; 2003 Bond Funds **[06-0115; APPROVED]**

LAND MISCELLANEOUS

14. A resolution declaring approximately 6,332 square feet of City-owned land unwanted and unneeded located near the intersection of Tyler Street and Nolte Drive and authorizing its advertisement for sale by sealed bids with a minimum bid of \$7,282 - Financing; No cost consideration to the City **[06-0116; APPROVED]**
15. An ordinance granting a private license to Travis at Knox, LP for the use of approximately 256 square feet of land to install and maintain a canopy over a portion of Travis Street right-of-way located near its intersection with Knox Street - Revenue; \$1,000 plus the \$20 ordinance publication fee **[06-0117; ORDINANCE 26202; APPROVED AS AN INDIVIDUAL ITEM]**

## CONSENT AGENDA (Continued)

### LAND MISCELLANEOUS (Continued)

16. Authorize the exercise of the right of eminent domain, if such becomes necessary, by Dallas Area Rapid Transit of 10 tracts of land for the construction of the Southeast Corridor Line Section (SE-1) located near the intersections of Good Latimer Expressway and Florence Street, Good Latimer Expressway and Swiss Avenue, Pacific and Parry Avenues, Central Expressway and Bryan Street, Trunk and 2nd Avenues, JB Jackson Jr. Boulevard and Oak Lane, Pacific Avenue and La France Street, Trunk and Peabody Avenues, and Trunk and Pennsylvania Avenues (list attached) - Financing; No cost consideration to the City **[06-0118; APPROVED]**
17. Authorize the exercise of the right of eminent domain, if such becomes necessary, by Dallas Area Rapid Transit of 3 tracts of land for the construction of the Northwest Corridor Line Section (NW-3) located near the intersection of Royal and Grissom Lanes (list attached) - Financing; No cost consideration to the City **[06-0119; APPROVED]**
18. Authorize the exercise of the right of eminent domain, if such becomes necessary, by Dallas Area Rapid Transit of a tract of land from Don Dean, et al. for the construction of the Northwest Corridor Line Section (NW-1B) located near the intersection of Butler Street and Denton Drive cutoff - Financing; No cost consideration to the City **[06-0120; APPROVED]**
19. Authorize the assignment of 2 lease agreements with The Humane Society of the United States, the current tenant, to the SPCA of Texas, Inc. containing a total of approximately 6,000 square feet of clinic space located at 4830 Village Fair Drive for the continued operation and maintenance of low cost spay/neuter and pet wellness clinics - Financing; No cost consideration to the City **[06-0121; APPROVED]**
20. An ordinance granting a private license to Joseph McElroy III and Richard Patten for the use of approximately 240 square feet of land to maintain an existing dumpster and construct an enclosure for the dumpster on a portion of the 7th Street right-of-way located near its intersection with Edgefield Avenue - Revenue; \$1,000 annually plus the \$20 ordinance publication fee **[06-0122; ORDINANCE 26203; APPROVED]**

### PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES

21. Authorize an increase in the service contract with The Dallas Morning News for the continuation of publishing official notices and City advertising - Not to exceed \$174,462, from \$697,850 to \$872,312 - Financing; Current Funds **[06-0123; APPROVED]**
22. Authorize a twelve-month technical service support agreement for the maintenance of seventy-four LifePak 12 cardiac defibrillator/electrocardiogram monitors and fifty battery support systems for the period of February 1, 2006 through January 31, 2007 - Medtronic Physio-Control Corporation - Sole Source - Not to exceed \$60,210 - Financing; Current Funds **[06-0124; APPROVED]**

CONSENT AGENDA (Continued)

PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES (Continued)

23. Authorize a twenty-four-month master agreement for water bill stock paper with the lowest responsible bidder of two - Berndt Business Forms, Inc. - Not to exceed \$147,420 - Financing; Water Utilities Current Funds **[06-0125; APPROVED]**

MISCELLANEOUS

24. An ordinance granting a Planned Development District for MU-3 Mixed Use District uses on the north side of Forest Lane, west of Abrams Road subject to a development plan and conditions - Z045-287(DW) - Financing; No cost consideration to the City **[06-0126; POSTPONED UNTIL 01/25/06]**

Cityplace Area TIF District

Note; Item Nos. 25 and 26 must be considered collectively.

25. \* Authorize an amendment to Resolution No. 05-1164, previously approved on April 13, 2005, to increase tax increment funding under the development agreement with Gables Realty Limited for the design, professional services and construction of public improvements for Gables West Village, a mixed-use high-density project located at 3107 Blackburn Street between McKinney Avenue and Cole Avenue in Tax Increment Financing Reinvestment Zone Number Two, Cityplace Area TIF District - \$120,428, from \$434,571 to \$554,999 - Financing; To be advanced by a private developer and reimbursed with interest from the Cityplace TIF District Fund and/or Tax Increment Bonds; accrued interest on private funds to be repaid solely from the Cityplace Area TIF District Fund and/or Tax Increment Bonds **[06-0127; APPROVED]**
26. \* Authorize an amendment to Resolution No. 05-1165, previously approved on April 13, 2005 which declared the intent of Tax Increment Financing District Reinvestment Zone Number Two, (Cityplace Area TIF District) to reimburse Gables Realty Limited for the funds advanced pursuant to a development agreement between the City of Dallas and Gables Realty Limited to increase the amount of the project reimbursement by \$120,428 to a total amount not to exceed \$554,999 plus interest, for certain public improvements related to the development of the Gables At West Village II, a mixed-use high-density project located at 3107 Blackburn Street between McKinney Avenue and Cole Avenue in Tax Increment Financing Reinvestment Zone Number Two, Cityplace Area TIF District - Financing; No cost consideration to the City **[06-0128; APPROVED]**
27. An ordinance **(1)** approving the Project Plan and Reinvestment Zone Financing Plan for Tax Increment Financing Reinvestment Zone Number Ten, (Southwestern Medical TIF District); and **(2)** authorizing a participation agreement with Dallas County for the Southwestern Medical TIF District - Financing; No cost consideration to the City **[06-0129; ORDINANCE 26204; APPROVED]**

## CONSENT AGENDA (Continued)

### MISCELLANEOUS (Continued)

28. Authorize Supplemental Agreement No. 1 to the contract with AIDS Services of North Texas, Inc. to **(1)** include services to persons with HIV/AIDS in Ellis County, **(2)** provide staff for the scattered site Housing Opportunities for Persons with AIDS housing assistance program, and **(3)** increase the amount of the contract for the period October 1, 2005 through September 30, 2006 - Not to exceed \$92,949, from \$223,143 to \$316,092 - Financing; 2005-06 Housing Opportunities for Persons with AIDS Grant Funds (\$86,869) and 2004-05 Housing Opportunities for Persons with AIDS Grant Funds (\$6,080) **[06-0130; APPROVED]**
29. Authorize Supplemental Agreement No. 1 to the contract with Welcome House, Inc. to **(1)** include a new facility for the facility-based housing assistance program for persons with HIV/AIDS, and **(2)** increase the amount of the contract for the period October 1, 2005 through September 30, 2006 - Not to exceed \$68,000, from \$340,378 to \$408,378 - Financing; 2005-06 Housing Opportunities for Persons with AIDS Grant Funds (\$19,100) and 2004-05 Housing Opportunities for Persons with AIDS Grant Funds (\$48,900) **[06-0131; APPROVED]**
30. Authorize Supplemental Agreement No. 1 to the Interlocal Agreement with Dallas County Health and Human Services to increase the amount of the contract for staff costs to provide scattered site housing assistance for persons with HIV/AIDS for the period October 1, 2005 through September 30, 2006 - Not to exceed \$44,000, from \$1,372,810 to \$1,416,810 - Financing; 2005-06 Housing Opportunities for Persons with AIDS Grant Funds **[06-0132; APPROVED]**
31. Authorize Supplemental Agreement No. 1 to the contract with PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas to increase the amount of the contract to cover higher utility costs for facility-based housing assistance to persons with HIV/AIDS for the period October 1, 2005 through September 30, 2006 - Not to exceed \$75,000, from \$887,419 to \$962,419 - Financing; 2004-05 Housing Opportunities for Persons with AIDS Grant Funds **[06-0133; APPROVED]**
32. Authorize the reconstruction on-site of three homes in accordance with the Replacement Housing Program Statement requirements for the properties located at 1904 Shaw Street in the amount of \$70,000, 1531 Carson Street in the amount of \$70,000, and 1341 Barry Avenue in the amount of \$70,000 - Total not to exceed \$210,000 - Financing; 2005-06 Community Development Grant Funds **[06-0134; APPROVED]**
33. Authorize all sales proceeds received by the Dallas Housing Acquisition and Development Corporation to be retained by the corporation for land acquisition and operating costs - Financing; No cost consideration to the City **[06-0135; APPROVED]**

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

34. Authorize **(1)** amendments to the City of Dallas review criteria for multifamily project applications seeking City of Dallas approval for tax-exempt mortgage revenue bond and/or low income housing tax credits financing; **(2)** that applicants be required to submit a package along with an initial waiver fee of \$500 in addition to all other required fees for the approval process; and, **(3)** that the 120-day rule on moratoriums is not applicable to the approval of tax credit/tax-exempt bond projects - Financing; No cost consideration to the City **[06-0136; APPROVED]**

Homeland Security Grant Program

Note; Item Nos. 35 and 36 must be considered collectively.

35. \* Authorize the acceptance of a grant from the U.S. Department of Homeland Security, under the 2004 Homeland Security Grant Program to fund the Metropolitan Medical Response System program to purchase equipment and services to prevent, respond to, and recover from acts of terrorism and natural disasters - Not to exceed \$400,000 - Financing; U.S. Department of Homeland Security Grant Funds **[06-0137; APPROVED]**
36. \* Authorize the acceptance of a grant from the U.S. Department of Homeland Security, through its agent, Governor=s Division of Emergency Management, under the 2005 Homeland Security Grant Program to fund the Metropolitan Medical Response System program to purchase equipment and services to prevent, respond to, and recover from acts of terrorism and natural disasters - Not to exceed \$227,592 - Financing; U.S. Department of Homeland Security, Governor=s Division of Emergency Management Grant Funds **[06-0138; APPROVED]**
37. Authorize (1) a public hearing to be held on February 8, 2006 to receive comments; and, at the close of the hearing, (2) consideration of the proposed use of a portion of Fair Park for the installation of the Dallas Area Rapid Transit light rail station at Fair Park - Financing; No cost consideration to the City **[06-0139; APPROVED]**
38. Authorize (1) a public hearing to be held on February 8, 2006 to receive comments concerning the proposed use of a portion of the Elm Fork Greenbelt; and, at the close of the hearing, (2) consideration of the installation of a segment of the Trinity River Authority's Elm Fork Relief Interceptor to serve the Central Regional Wastewater System - Financing; No cost consideration to the City **[06-0140; APPROVED]**
39. Authorize an Interlocal Agreement with the City of University Park to provide University Park with contingency waste disposal options under emergency conditions, for the period of January 1, 2006 through September 6, 2006, with five one-year renewal options - Financing; No cost consideration to the City **[06-0141; APPROVED AS AN INDIVIDUAL ITEM]**

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

40. Authorize Supplemental Agreement No. 1 to the contract with Groundwork Dallas, Inc. to provide additional services pursuant to the grant agreement with the U.S. Department of Interior National Park Service Groundwork USA previously approved on April 14, 2004 by Resolution No. 04-1250, providing assistance to communities impacted by brownfields and other derelict land issues to improve their quality of life and encourage economic regeneration through the development and stewardship of park land, recreation areas, nature reserves, trail systems and other environmental improvements in accordance with the requirements of the grant agreement - \$65,000, from \$25,000 to \$90,000 - Financing; U.S. Department of Interior National Park Service Grant Funds **[06-0142; APPROVED]**

PUBLIC HEARINGS AND RELATED ACTIONS

ZONING CASES - CONSENT [06-0143]

41. An application for and an ordinance granting a Planned Development Subdistrict for HC Heavy Commercial uses on property zoned an HC Heavy Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the east corner of McKinney Avenue and St. Paul Street  
Recommendation of Staff and CPC; Approval, subject to a conceptual plan, a development plan, and conditions  
Z045-275(DW) **[06-0144; ORDINANCE 26205; APPROVED AS AMENDED]**
42. An application for and an ordinance granting a Specific Use Permit for a Vehicle storage lot on property zoned a CS Commercial Service District, on the east line of South Central Expressway, south of Bateman Avenue  
Recommendation of Staff; Approval, for a two-year period, subject to a site plan and conditions  
Recommendation of CPC; Approval, for a five-year period, subject to a site plan and conditions  
Z045-303(RB) **[06-0145; ORDINANCE 26206; CPC RECOMMENDATION FOLLOWED]**
43. An application for and an ordinance granting an R-7.5(A) Single Family District on property zoned an LI-D-1 Light Industrial District with a Liquor Control Overlay on the west side of Prairie Creek Road, north of Military Parkway  
Recommendation of Staff and CPC; Approval, with the retention of the D-1 Liquor Control Overlay  
Z045-304(JP) **[06-0146; ORDINANCE 26207; CPC RECOMMENDATION FOLLOWED]**



PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

ZONING CASES - CONSENT (Continued)

44. An application for and an ordinance granting a Specific Use Permit for commercial amusement inside limited to a Dance Hall on property zoned a CS Commercial Service District, at the west corner of East Grand Avenue and St. Mary Avenue  
Recommendation of Staff and CPC; Approval for a two-year period, subject to a site plan and conditions  
Z045-305(DW) [06-0147; ORDINANCE 26208; APPROVED AS AMENDED]
45. An application for and an ordinance granting a Specific Use Permit for a private school and a private recreation center, club or area on property zoned an R-1ac(A) Single Family District and an NO(A) Neighborhood Office District, at the southwest corner of Hillcrest Road and Hillcrest Plaza Drive  
Recommendation of Staff and CPC; Approval for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions  
Z045-306(DW) [06-0148; ORDINANCE 26209; CPC RECOMMENDATION FOLLOWED]
46. An application for and an ordinance granting a Planned Development District for a Branch YMCA and R-16(A) Single Family District uses and the termination of Specific Use Permit No. 50 for a Branch YMCA on property zoned an R-16(A) Single Family District, on the south line of Northaven Road, east of Midway Road  
Recommendation of Staff and CPC; Approval of a Planned Development District, subject to a development plan, a landscape plan and conditions and approval of the termination of SUP No. 50  
Z045-310(WE) [06-0149; ORDINANCE 26210; and ORDINANCE 26224; APPROVED AS AMENDED]
47. An application for and an ordinance granting an MF-2(A) Multifamily District on property zoned a CR Community Retail District, south of the intersection of Haskell Avenue and Munger Avenue  
Recommendation of Staff and CPC; Approval  
Z045-311(MM) [06-0150; ORDINANCE 26211; CPC RECOMMENDATION FOLLOWED]
48. An application for and an ordinance amending and renewing Specific Use Permit No. 1490 for a private school on property zoned Planned Development District No. 623 for R-10(A) Single Family District uses on the southeast corner of the intersection of Royal Lane and Webb Chapel Road  
Recommendation of Staff and CPC; Approval, for a three-year period, with eligibility for automatic renewals for additional three-year periods, subject to a site plan and conditions  
Z045-313(MM) [06-0151; ORDINANCE 26212; APPROVED AS AMENDED]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

ZONING CASES - CONSENT (Continued)

49. An application for and a resolution accepting amendments to existing deed restrictions on property zoned a CR Community Retail District, at the southeast corner of the intersection of Lovers Lane and Greenway Boulevard  
Recommendation of Staff and CPC; Approval  
Z045-315(MM) [06-0152; CPC RECOMMENDATION FOLLOWED]
50. An application for an amendment to the conceptual plan for Planned Development District No. 577 for a Vehicle display, sales, and service use and GO(A) General Office District Uses on the east line of North Central Expressway, south of Royal Lane with consideration being given to amending the conditions for PDD No. 577 and an ordinance granting an amendment to Planned Development District No. 577  
Recommendation of Staff and CPC; Approval, subject to a revised conceptual plan and conditions  
Z056-101(RB) [06-0153; ORDINANCE 26213; APPROVED AS AMENDED]
51. An application for and an ordinance amending Planned Development District No. 620 for a private school and child-care facility, on the northeast corner of Northaven Road and Inwood Road  
Recommendation of Staff and CPC; Approval, subject to a development plan, a landscape plan and conditions  
Z056-102(WE) [06-0154; ORDINANCE 26214; APPROVED AS AMENDED]
52. An application for and an ordinance amending the conceptual plan and conditions for Planned Development District No. 287 for the Dallas Arboretum & Botanical Garden, on the west line of Garland Road at Lakeland Drive  
Recommendation of Staff and CPC; Approval, subject to a conceptual plan and conditions  
Z056-103(WE) [06-0155; ORDINANCE 26215; CPC RECOMMENDATION FOLLOWED]

ZONING CASES - INDIVIDUAL

53. An application for a Specific Use Permit for a hotel or motel use on property zoned an RR Regional Retail District on the north side of Overton Road, west of Beckley Avenue and east of R.L. Thornton Freeway  
Recommendation of Staff; Approval, for a five-year period, subject to a site plan and conditions.  
Recommendation of CPC; Denial  
Z045-158 (MM) [06-0156; DELETED ON THE ADDENDUM]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

ZONING CASES - INDIVIDUAL (Continued)

54. An application for and an ordinance granting an IM Industrial Manufacturing District and an ordinance granting a Specific Use Permit for an Industrial (outside) potentially incompatible use for a Concrete crushing plant on property zoned an IR Industrial Research District on the west line of Conveyor Lane, southwest of Inwood Road, and a resolution accepting deed restrictions volunteered by the applicant Recommendation of Staff; Denial Recommendation of CPC; Approval of the IM Industrial Manufacturing District subject to deed restrictions volunteered by the applicant and approval of the Specific Use Permit for an Industrial (outside) potentially incompatible use for a Concrete crushing plant for a one-year period with eligibility for automatic renewal for one additional one-year period, subject to a site plan and conditions  
Z056-106(RB) [06-0157; **ORDINANCES 26216 & 26217; CPC RECOMMENDATION FOLLOWED**]

BENEFIT ASSESSMENT HEARINGS

55. A benefit assessment hearing to receive comments on street paving, storm drainage and water main improvements on Britton Avenue from E. McVey Avenue to E. Saner Avenue, and at the close of the hearing, authorize an ordinance levying benefit assessments, and a contract for the construction with Camino Construction, L.P., lowest responsible bidder of eight - \$648,812 - Financing; 2003 Bond Funds (\$508,696), Water Utilities Capital Improvement Funds (\$136,666), and Water Utilities Capital Construction Funds (\$3,450) [06-0158; **HEARING CLOSED; ORDINANCE 26218; APPROVED**]
56. A benefit assessment hearing to receive comments on sidewalk paving for Sidewalk Group 03-127, and at the close of the hearing, authorize an ordinance levying benefit assessments, and a contract for the construction with Mezttec Contractors, Inc., lowest responsible bidder of ten (list attached) - \$98,909 - Financing; 2003 Bond Funds [06-0159; **HEARING CLOSED; ORDINANCE 26219; APPROVED**]
57. A benefit assessment hearing to receive comments on alley paving, storm drainage, water and wastewater main improvements and water adjustments on Alley Group 03-1119, and at the close of the hearing, authorize an ordinance levying benefit assessments, and a contract for the construction with VAS Engineering & Construction Company, lowest responsible bidder of five (list attached) - \$500,765 - Financing; 2003 Bond Funds (\$191,190), Water Utilities Capital Improvement Funds (\$297,075) and Water Utilities Capital Construction Funds (\$12,500) [06-0160; **HEARING CLOSED; ORDINANCE 26220; APPROVED**]

## PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

### BENEFIT ASSESSMENT HEARINGS (Continued)

58. A benefit assessment hearing to receive comments on alley paving, storm drainage, water and wastewater main improvements on Alley Group 03-1120, and at the close of the hearing, authorize an ordinance levying benefit assessments, and a contract for the construction with Jeske Construction Company, lowest responsible bidder of three (list attached) - \$1,167,450 - Financing; 2003 Bond Funds (\$356,775), Water Utilities Capital Improvement Funds (\$776,475), and Water Utilities Capital Construction Funds (\$34,200) **[06-0161; HEARING CLOSED; ORDINANCE 26221; APPROVED AS AMENDED]**

### MISCELLANEOUS HEARINGS

#### FY 2005-06 Urban Land Bank Demonstration Program Plan

Note; Item Nos. 59 and 60 must be considered collectively.

59. \* A public hearing to receive comments on a proposed amendment which adds properties to the current City of Dallas FY 2005-06 Urban Land Bank Demonstration Program Plan - Financing; No cost consideration to the City **[06-0162; HEARING CLOSED]**
60. \* Authorize approval of a proposed amendment which adds properties to the current City of Dallas FY 2005-06 Urban Land Bank Demonstration Program Plan - Financing; No cost consideration to the City **[06-0162; APPROVED]**

### ITEMS FOR INDIVIDUAL CONSIDERATION

61. 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) **[06-0163; APPOINTMENT MADE TO BOARD]**
62. An ordinance abandoning a portion of Webb Chapel Road (formerly known as Lemmon Avenue) to the Dallas Independent School District, the abutting owner, containing approximately 45,184 square feet of land located near its intersection with Walnut Hill Lane, and authorizing the quitclaim - Revenue; \$211,235 plus the \$20 ordinance publication fee **[06-0164; ORDINANCE 26222; APPROVED AS CORRECTED ON THE ADDENDUM]**
63. An ordinance abandoning portions of Lancaster Avenue, Ninth Street and alleys to the Dallas Independent School District, the abutting owner, containing approximately 107,357 square feet of land located near the intersection of Lancaster Avenue and Ninth Street, and authorizing the quitclaim - Revenue; \$437,611 plus the \$20 ordinance publication fee **[06-0165; ORDINANCE 26223; APPROVED]**

## ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

64. Authorize an amendment to Resolution No. 05-0731 previously approved on February 23, 2005, to delete subsection (3) in Section 2 which states if the LURA does not require the social service expenditures to be made prior to debt service payment, a separate guarantee by an entity or individual acceptable to the City that the social service expenditures will be made for the Wahoo Frazier Townhomes apartment development located at 4700-4900 Hatcher proposed as 118 multifamily housing units comprised of 26 one-bedroom units, 52 two-bedroom units and 40 three-bedroom units by Wahoo Frazier, L.P. - Financing; No cost consideration to the City **[06-0166; APPROVED]**

## ITEMS FOR FURTHER CONSIDERATION

65. An ordinance abandoning subsurface and air rights under and over Alamo Street and under Houston Street to Icon Tower, LP, the abutting owner, containing approximately 463 square feet of land located near the intersections of Houston and Olive Streets and Alamo and Olive Streets, and authorizing the quitclaim - Revenue; \$11,066 plus the \$20 ordinance publication fee **[06-0167; POSTPONED UNTIL 01/25/06]**

## ADDENDUM

### ADDITIONS;

Closed Session **[06-0168; CLOSED SESSION HELD]**

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

- Martin Perez v. City of Dallas, Cause No. 03-07533-E
- Zack Belton v. City of Dallas, Cause No. 04-12276-D
- City of Dallas v. Jesus Lopez, Cause No. 05-05-00448-CV
- City of Dallas v. Inn at Market Center L.P., et al., Cause No. 03-7668-I

### CONSENT ADDENDUM

#### AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS

##### Authorization of Contracts

1. Authorize **(1)** a contract for the construction of streetscape improvements, water adjustments and lighting for the Gables at West Village Project located at 3107 Blackburn Street located in Tax Increment Financing Reinvestment Zone Number Two (Cityplace Area TIF District) with Texas Standard Construction, LLP., lowest responsible bidder of three, in an amount not to exceed \$224,357, **(2)** assignment of the construction contract to Gables Realty Limited for construction administration, and, **(3)** payment to Gables Realty Limited in an amount not to exceed \$54,900 for design, construction administration, testing and lighting - Total not to exceed \$279,257 - Financing; Cityplace TIF District Funds (advance from Gables Realty Limited to the Cityplace TIF District Fund) **[06-0169; APPROVED]**
2. Authorize **(1)** a contract for the construction of streetscape improvements, water and wastewater adjustments and lighting for Gables at Cityplace West located at 3636 McKinney Avenue with Meztec Contractors, Inc., lowest responsible bidder of three, in an amount not to exceed \$328,496, **(2)** assignment of the construction contract to Gables Realty Limited for construction administration, and, **(3)** payment to Gables Realty Limited in an amount not to exceed \$54,000 for design, construction administration, testing and lighting - Total not to exceed \$382,496 - Financing; Cityplace TIF District Funds (advance from Gables Realty Limited to the Cityplace TIF District Fund) **[06-0170; APPROVED]**

## **ADDENDUM**

ADDITIONS; (Continued)

CONSENT ADDENDUM (Continued)

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

### Contract Amendments

3. Authorize **(1)** a decrease in the contract with Andres Construction Services, LLC for selective demolition, historic facade improvements and other public improvements for the redevelopment of 1500 Jackson Street (Interurban Building) in the amount of (\$623,655), from \$5,852,070 to \$5,228,415; **(2)** assignment of the contract to Barker-Nichols, LLC for construction management under the terms of the existing development agreement; and, **(3)** payment to Barker-Nichols, LLC in an amount not to exceed \$576,331 for design, reimbursables and construction management - Total not to exceed (\$47,324) - Financing; 2003 Bond Funds **[06-0171; APPROVED]**

### LAND MISCELLANEOUS

4. Authorize a first amendment to the lease with American Airlines, Inc. at Dallas Love Field to add approximately 5,422 square feet of terminal building space for an airline ticket counter, office, passenger queue space and baggage cart purposes and increase the annual rent in the amount of \$38,775, from \$356,270 to \$395,045 - Annual Revenue; \$38,775 **[06-0172; APPROVED AS AN INDIVIDUAL ITEM]**
5. A resolution authorizing conveyance of a substation easement and an easement and right-of-way to TXU Electric Delivery Company containing a total of approximately 64,429 square feet of land at the Southside Wastewater Treatment Plant located near the intersection of Log Cabin and Belt Line Roads - Financing; No cost consideration to the City **[06-0173; APPROVED AS AN INDIVIDUAL ITEM]**
6. A resolution authorizing the sale of approximately 5,240 square feet of City-owned land located at Lake Ray Hubbard near the intersection of Chaha Road and IH 30 to the City of Garland - Revenue; \$41,920 **[06-0174; APPROVED]**

### PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES

7. A resolution confirming the sale at public auction on December 8, 2005, of one 1995 Ford fuel truck, equipment number 953041, to Grove Truck & Equipment in the amount of \$26,000 and one 1994 GM off loader truck, equipment number 943024, to Coyote Environmental, Inc. in the amount of \$29,000 - Revenue; \$55,000 **[06-0175; APPROVED]**

## ADDENDUM

### ADDITIONS; (Continued)

### CONSENT ADDENDUM (Continued)

#### RATIFICATION OF EMERGENCY PURCHASE

8. Ratify the emergency purchase of security services used during the hurricanes Rita and Katrina relief efforts at the Dallas Convention Center and Reunion Arena - Initial Security - Not to exceed \$189,733 - Financing; Convention and Event Services Current Funds (to be fully reimbursed by the Federal Emergency Management Agency) **[06-0176; APPROVED AS AN INDIVIDUAL ITEM]**

#### MISCELLANEOUS

9. Authorize Supplemental Agreement No. 3 to the professional services contract with Diversified Utility Consultants, Inc., for additional expert consulting services and testimony in matters related to the statement of intent of TXU Gas Company to change rates in the company's statewide gas utility system, Railroad Commission of Texas Gas Utilities Docket No. 9400 (consolidated) and Atmos Energy Corp. Mid-Tex Division's Dallas Show Cause Filing dated November 22, 2005 - Not to exceed \$50,000, from \$300,000 to \$350,000 - Financing; Current Funds (to be fully reimbursed by Atmos Energy) **[06-0177; APPROVED]**

#### PUBLIC HEARINGS AND RELATED ACTIONS

10. An application for and an ordinance granting a Planned Development District for Mixed Uses on property zoned an MU-3 Mixed Use District on the southeast corner of Mockingbird Lane and North Central Expressway Recommendation of Staff and CPC; Approval, subject to a Tract 1 development/Tract 2 conceptual plan, Tract 1 landscape plan, and conditions Z045-249(RB) **[06-0178; CONTINUED UNTIL 02/22/06; HEARING OPEN]**

#### CORRECTION;

62. An ordinance abandoning a portion of Webb Chapel Road (formerly known as Lemmon Avenue) to the Dallas Independent School District, the abutting owner, containing approximately ~~45,184~~ 44,922 square feet of land located near its intersection with Walnut Hill Lane, and authorizing the quitclaim - Revenue; ~~\$211,235~~ \$210,010 plus the \$20 ordinance publication fee **[06-0164]**



## ADDENDUM

### DELETION;

53. An application for a Specific Use Permit for a hotel or motel use on property zoned an RR Regional Retail District on the north side of Overton Road, west of Beckley Avenue and east of R.L. Thornton Freeway  
Recommendation of Staff; Approval, for a five-year period, subject to a site plan and conditions.  
Recommendation of CPC; Denial  
Z045-158 (MM) [06-0156]