

AGENDA
CITY COUNCIL MEETING
JUNE 27, 2007
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) **[07-1950]**

Agenda Item/Open Microphone Speakers **[07-1951]**

VOTING AGENDA

1. Approval of Minutes of the June 13, 2007 City Council Meeting **[07-1952; APPROVED]**

CONSENT AGENDA

Business Development & Procurement Services

2. Authorize twenty-four-month professional services contracts with forty-seven firms for asbestos environmental and non-asbestos environmental testing services (list attached) - Not to exceed \$4,900,000 - Financing: Current Funds **[07-1953; APPROVED AS INDIVIDUAL ITEM]**
3. Authorize a twenty-four-month master agreement for spray thermoplastic, glass traffic beads, pavement markers and adhesive - Susannah Dobbs Co., LLC dba Dobco in the amount of \$516,900, Swarco Reflex, Inc. in the amount of \$112,300, and Pathmark Traffic Products of TX, Inc. in the amount of \$33,600, lowest responsible bidders of six - Total not to exceed \$662,800 - Financing: Current Funds **[07-1954; APPROVED]**
4. Authorize a sixty-month service contract for commercial storage, retrieval and reference services for City records - Recall Total Information Management, Inc., lowest responsible bidder of two - Not to exceed \$1,342,497 - Financing: Current Funds **[07-1955; APPROVED]**

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

5. Authorize a thirty-six-month master agreement for chemical sewer degreaser and anti-pollution treatment for the wastewater collection system - FMW Distributors, Inc. in the amount of \$461,419 and Municipal Industries, Inc. in the amount of \$78,882, lowest responsible bidders of two - Total not to exceed \$540,301 - Financing: Water Utilities Current Funds **[07-1956; APPROVED AS INDIVIDUAL ITEM]**
6. Authorize a thirty-six-month service contract for the removal of excavated materials from City facilities and work sites - Herdez Trucking, Inc., lowest responsible bidder of two - Not to exceed \$2,007,250 - Financing: Water Utilities Current Funds **[07-1957; APPROVED]**
7. Authorize a thirty-six-month master agreement for the purchase, cataloging and physically processing of books for the Dallas public libraries - Ingram Library Services, Inc., lowest responsible bidder of two - Not to exceed \$8,257,720 - Financing: Current Funds **[07-1958; APPROVED AS INDIVIDUAL ITEM]**
8. Authorize a twenty-four-month master agreement for the rental of heavy equipment to be used in the bio-solid disposal operations at the Southside Wastewater Treatment Plant - United Equipment Rentals Gulf, L.P. in the amount of \$1,551,024 and Romco Equipment Co. in the amount of \$518,640, lowest responsible bidders of six - Total not to exceed \$2,069,664 - Financing: Water Utilities Current Funds **[07-1959; APPROVED]**
9. Authorize the purchase of a sewer inspection truck and a sewer cleaner truck to be used for sanitary sewer system cleaning and internal television pipe inspections - Rush Truck Center, Houston in the amount of \$202,998 and Metro Ford Truck Sales, Inc. in the amount of \$169,443, lowest responsible bidders of three - Total not to exceed \$372,441 - Financing: Water Utilities Capital Construction Funds (\$202,998) and Water Utilities Current Funds (\$169,443) **[07-1960; APPROVED]**
10. Authorize twenty-four-month professional services contracts with nineteen firms for geotechnical studies and construction materials testing services (list attached) - Not to exceed \$7,000,000 - Financing: Current Funds **[07-1961; APPROVED AS INDIVIDUAL ITEM]**

City Attorney's Office

11. Authorize settlement of the lawsuit styled Alicia Horton v. City of Dallas, Texas, Civil Action No. 3:07-CV-0002-N - Not to exceed \$39,000 - Financing: Current Funds **[07-1962; APPROVED AS INDIVIDUAL ITEM]**

Department of Development Services

12. A resolution declaring approximately 34,600 square feet of City-owned land improved with a former library located at the intersection of Lancaster Road and Corning Avenue unwanted and unneeded and authorize its advertisement for sale by sealed bid with a minimum bid of \$578,000 - Financing: No cost consideration to the City **[07-1963; DEFERRED FOR 60 DAYS]**

CONSENT AGENDA (Continued)**Department of Development Services (Continued)**

13. Authorize the quitclaim of 12 properties acquired by the taxing authorities from the Sheriff's Sale to the highest bidders (list attached) - Revenue: \$164,738 **[07-1964; APPROVED AS INDIVIDUAL ITEM]**
14. An ordinance abandoning a portion of an alley to Rivendell Matilda, LP and Kenneth A. Lock, the abutting owners, containing approximately 900 square feet of land located near the intersection of Oram and Matilda Streets, and authorizing the quitclaim - Revenue: \$27,540 plus the \$20 ordinance publication fee **[07-1965; ORDINANCE 26810; APPROVED]**

Economic Development**Note:** Item Nos. 15 and 16

must be considered collectively.

Cityplace Area TIF District

15. * Authorize **(1)** a development agreement with Criterion Property Company, L.P. to provide funding for the design, engineering, professional services and construction of public improvements for the Criterion Cityplace Urban Resort, a high-density residential project located at 3925 North Central Expressway in Tax Increment Financing Reinvestment Zone Number Two (Cityplace Area TIF District); **(2)** the Cityplace Area TIF District Board of Directors to dedicate up to \$966,375 from the 2004 TIF Bond Funds and future Cityplace Area TIF revenues in accordance with the development agreement; **(3)** the Director of the Office of Economic Development to extend the project completion date up to six months for good cause and with additional considerations; and **(4)** the establishment of appropriations in the amount of \$300,375 in the Cityplace TIF Bond Fund - Total not to exceed \$966,375 - Financing: Cityplace TIF District Funds and/or Tax Increment Bond Funds **[07-1966; APPROVED]**
16. * A resolution declaring the intent of Tax Increment Financing District Reinvestment Zone Number Two (Cityplace Area TIF District) to pay Criterion Property Company, L.P. up to \$966,375 for certain TIF-eligible project costs related to the development of the Criterion Cityplace Urban Resort, a high-density residential project located at 3925 North Central Expressway in the Cityplace Area TIF District - Financing: No cost consideration to the City **[07-1967; APPROVED]**
17. An ordinance amending Article XIV of Chapter 2 of the Dallas City Code to **(1)** rename the South Dallas/Fair Park Trust Fund Board as the South Dallas/Fair Park Development Fund Board; **(2)** revise qualifications for board members; and **(3)** incorporate charter changes relating to the dates on which board members are appointed and begin their terms - Financing: No cost consideration to the City **[07-1968; ORDINANCE 26811; APPROVED AS AMENDED]**

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

18. Authorize amendments to Resolution No. 06-3400, previously approved on December 13, 2006, for the redevelopment of the Butler Brothers Building located at 500 South Ervay Street in the Downtown Connection TIF District to **(a)** increase the number of minimum residential units from 320 to 400, **(b)** increase the affordable housing buy-out requirement based on an increased number of units and median unit price, **(c)** redefine the 45,000 square feet of retail space to allow for living/work space; and **(d)** extend the date to apply for a building permit and start of construction from June 30, 2007 to February 28, 2008 and the completion date from June 30, 2009 to December 31, 2009 - Financing: No cost consideration to the City **[07-1969; APPROVED]**

Environmental & Health Services

19. Authorize the first amendment to the contract with the Texas Commission on Environmental Quality to **(1)** accept additional grant funds to operate and maintain an ambient air monitoring station in Rockwall County; and **(2)** extend the term of the contract through August 31, 2008 - Not to exceed \$34,254, from \$50,000 to \$84,254 - Financing: Texas Commission on Environmental Quality Grant Funds **[07-1970; APPROVED]**
20. Authorize the second amendment to the contract with the Texas Commission on Environmental Quality to **(1)** accept additional grant funds to provide air pollution control services in the amount of \$530,421, from \$1,060,842 to \$1,591,263; **(2)** extend the term of the contract through August 31, 2008; and **(3)** provide a local match in an amount not to exceed \$261,252, from \$522,504 to \$783,756 - Total not to exceed \$791,673, from \$1,583,346 to \$2,375,019 - Financing: Texas Commission on Environmental Quality Grant Funds (\$530,421) and Current Funds (\$261,252) (subject to appropriations) **[07-1971; APPROVED]**
21. Authorize **(1)** the acceptance of a grant from the Texas Commission on Environmental Quality to operate air samplers for particulate matter 2.5 and conduct air monitoring activities in Dallas for the period September 1, 2007 through August 31, 2008; and **(2)** execution of the grant agreement - Not to exceed \$90,433 - Financing: Texas Commission on Environmental Quality Grant Funds **[07-1972; APPROVED]**
22. Authorize **(1)** the acceptance of a grant from the Texas Commission on Environmental Quality for air monitoring activities for the period September 1, 2007 through August 31, 2009, in the amount of \$367,790; **(2)** a local match in an amount not to exceed \$181,150 over the two-year period; and **(3)** execute of the grant agreement - Total not to exceed \$548,940 - Financing: Texas Commission on Environmental Quality Grant Funds (\$367,790) and Current Funds (\$181,150) (subject to annual appropriations) **[07-1973; APPROVED]**

Housing

23. Authorize **(1)** adoption of the preliminary FY 2006-07 Consolidated Plan Reprogramming Budget #3 to reprogram \$732,549 of HOME Mortgage Assistance Program Funds to the Basic Home Repair Program and Replacement Housing Program; and **(2)** a public hearing to be held on August 8, 2007 to receive comments on the proposed use of funds - Financing: No cost consideration to the City B **[07-1974; APPROVED AS INDIVIDUAL ITEM]**

Intergovernmental Services

24. Authorize the acceptance of a 2006 Buffer Zone Protection Program grant from the U.S. Department of Homeland Security, through its agent, the Governor's Division of Emergency Management, to be used for costs associated with securing critical infrastructure and key resource sites to prevent acts of terrorism within the City of Dallas for the period of October 1, 2006 through April 31, 2008 - Not to exceed \$359,000 - Financing: U.S. Department of Homeland Security, Governor's Division of Emergency Management Grant Funds **[07-1975; APPROVED]**
25. Authorize approval of the Dallas/Fort Worth International Airport Forty-Second Supplemental Concurrent Bond Ordinance for the issuance of Joint Revenue Refunding Bonds, Series 2007, if certain parameters are met; approving documents related thereto; and related matters - Financing: No cost consideration to the City **[07-1976; ORDINANCE 26812; APPROVED]**

Office of Financial Services

26. An ordinance denying Atmos Energy Corp., Mid-Tex Division's proposed new Gas Reliability Infrastructure Program Rate Adjustment and setting Gas Reliability Infrastructure Program Rates to be charged by Atmos Energy Corp. Mid-Tex Division - Financing: No cost consideration to the City **[07-1977; ORDINANCE 26813; APPROVED]**
27. Authorize **(1)** adoption of the final FY 2007-08 Consolidated Plan Budget for U.S. Department of Housing and Urban Development Grant Funds in an estimated amount of \$33,311,765 for the following programs and estimated amounts: **(a)** Community Development Block Grant in the amount of \$19,821,070; **(b)** HOME Investment Partnerships Program in the amount of \$8,298,971; **(c)** American Dream Down-Payment Initiative in the amount of \$179,338; **(d)** Housing Opportunities for Persons with AIDS in the amount of \$3,134,000; and **(e)** Emergency Shelter Grant in the amount of \$775,725; **(2)** amendments to the Citizen Participation Plan to change **(a)** the required minimum number of neighborhood public hearings during the 3-year or 5-year Consolidated Plan Budget development from fourteen meetings to six meetings; **(b)** the required number of days between calling a public hearing and holding a public hearing from no less than 15 days to no less than 14 days; and **(3)** adoption of the final FY 2006-07 Reprogramming Budget in the amount of \$1,102,661 - Financing: No cost consideration to the City **[07-1978; APPROVED]**

Police

28. Authorize a revised application for the Commercial Auto Theft Interdiction Squad grant to include funding for a Police Research Specialist position to track burglary of motor vehicle trends and a Senior Corporal position to increase public awareness of auto burglary through crime prevention activities from the Texas Automobile Theft Prevention Authority in an amount not to exceed \$164,432 for the period September 1, 2007 through August 31, 2008 - Financing: This action has no cost consideration to the City **[07-1979; APPROVED]**

CONSENT AGENDA (Continued)**Police (Continued)**

29. Authorize **(1)** the application for and acceptance of the Six City Anti-Gang Grant from the U.S. Department of Justice, Office of Justice Programs, Bureau of Justice Assistance, to participate in a targeted gang prevention initiative and for the operation of a regional gang database for local, state, and federal law enforcement agencies in the amount of \$96,000 for the period of June 1, 2006 through May 31, 2009, **(2)** a City contribution of pension and Federal Insurance Contributions Act costs in the amount of \$27,792, and **(3)** execution of the grant agreement - Total not to exceed \$123,792 - Financing: U.S. Department of Justice Grant Funds (\$96,000) and Current Funds (\$27,792) (subject to annual appropriations) **[07-1980; APPROVED AS INDIVIDUAL ITEM]**

Public Works & Transportation

30. Authorize a contract for the reconstruction of alley paving, storm drainage, and wastewater main improvements for Project Group 03-3005 (list attached) - Meztec Contractors, Inc., lowest responsible bidder of four - \$769,579 - Financing: 2003 Bond Funds (\$572,359), Water Utilities Capital Improvement Funds (\$192,000), and Water Utilities Capital Construction Funds (\$5,220) **[07-1981; APPROVED]**
31. Authorize a professional services contract with ANA Consultants, L.L.C. for the engineering design of alley paving and drainage improvements on the alley between Bexar Street and Ideal Avenue from C.F. Hawn (U.S. 175) to Macon Street and erosion control improvements on the alley at Altadena Lane - \$35,801 - Financing: 2006-07 Community Development Grant Funds (\$21,527) and 2003 Bond Funds (\$14,274) **[07-1982; APPROVED]**
32. Authorize a professional services contract with Huitt-Zollars, Inc. for the design of the Spring Valley/Coit Road intersection enhancements and sidewalks along the west side of Coit Road from Spring Valley to Haymeadow Drive - \$51,545 - Financing: 2003 Bond Funds **[07-1983; APPROVED]**
33. Authorize an increase in the contract with Gin-Spen, Inc. to provide additional storm drainage improvements along Port Boulevard - \$40,832, from \$342,430 to \$383,262 - Financing: 2003 Bond Funds **[07-1984; APPROVED]**
34. Authorize the rejection of bids received for the reconstruction of Alley Reconstruction Group 03-2021; and, the re-advertisement for new bids (list attached) - Financing: No cost consideration to the City **[07-1985; APPROVED]**
35. Authorize the rejection of bids received for the reconstruction of Street Reconstruction Group 03-606; and, the re-advertisement for new bids (list attached) - Financing: No cost consideration to the City **[07-1986; APPROVED]**
36. Authorize **(1)** sidewalk and barrier free ramp paving improvements on Sidewalk Group 03-131 to provide for partial payment of construction cost by assessment of abutting property owners; an estimate of the cost of the improvements to be prepared as required by law; and **(2)** a benefit assessment hearing to be held on August 22, 2007, to receive comments (list attached) - Financing: No cost consideration to the City **[07-1987; APPROVED AS INDIVIDUAL ITEM]**

37. Authorize a professional services contract with Perkins + Will, LP for programming and schematic design services for the new Dallas Police Academy to be located in Cadillac Heights - \$689,117 - Financing: 2003 Bond Funds **[07-1988; APPROVED]**

Sanitation Services

38. Authorize ordinances granting 42 franchises for solid waste collection and hauling, pursuant to Chapter XIV, City Charter, and Chapter 18, Article IV, of the Dallas City Code (list attached) - Estimated Annual Revenue: \$8,898 **[07-1989; ORDINANCE 26814 THRU 26855; APPROVED]**

Water Utilities

39. Authorize a contract for the construction of a 108-inch raw water transmission line and junction structure near County Road 3818 in Van Zandt County to the Iron Bridge Pump Station site in Hunt County from Lake Fork to Lake Tawakoni - Oscar Renda Contracting, Inc., lowest responsible bidder of four - \$28,746,600 - Financing: Water Utilities Capital Improvement Funds **[07-1990; APPROVED AS INDIVIDUAL ITEM]**
40. Authorize a contract for the installation of water and wastewater mains at 33 locations (list attached) - Barson Utilities, Inc., lowest responsible bidder of four - \$6,876,493 - Financing: Water Utilities Capital Improvement Funds **[07-1991; APPROVED]**
41. Authorize a contract for the installation of water and wastewater mains at 19 locations (list attached) - SYB Construction Co., Inc., lowest responsible bidder of three - \$6,988,920 - Financing: Water Utilities Capital Improvement Funds **[07-1992; APPROVED]**
42. Authorize a twelve-month contract, with one twelve-month renewal option, with Travis Ranch Development, L.P. to provide untreated water from Lake Ray Hubbard for the period of June 28, 2007 through June 27, 2008 in the amount of \$8,213; and for the period of June 28, 2008 through June 27, 2009 in the amount of \$7,848 - Total Estimated Revenue: \$16,061 **[07-1993; APPROVED]**
43. Authorize an increase in the contract with Cajun Constructors, Inc. for additional improvements required for the expansion to 540 million gallons per day at the East Side Water Treatment Plant - \$1,888,544, from \$31,463,975 to \$33,352,519 - Financing: Water Utilities Capital Improvement Funds **[07-1994; APPROVED AS INDIVIDUAL ITEM]**
44. Ratify a professional services contract with TCB Inc. to provide engineering services for **(1)** the study and assessment of an existing water transmission main in the City of Irving from Belt Line Road to the Hackberry Pump Station; and, **(2)** the design of a pipeline interconnect at the Hackberry Pump Station - \$220,983 - Financing: Water Utilities Capital Improvement Funds **[07-1995; APPROVED]**

CONSENT AGENDA (Continued)

Water Utilities (Continued)

- 45. Ratify emergency repairs and authorize a contract for the construction of improvements to the levee at the Central Wastewater Treatment Plant - T.J. Lambrecht Construction, Inc. - \$143,751 - Financing: Water Utilities Capital Improvement Funds **[07-1996; APPROVED]**

ITEMS FOR INDIVIDUAL CONSIDERATION

City Secretary's Office

- 46. 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) **[07-1997; APPOINTMENT TO BOARDS]**

ITEMS FOR FURTHER CONSIDERATION

Housing

- 47. Authorize a loan to Carpenter's Point, L.P., for the acquisition and new construction of the proposed Frazier Berean residential development for seniors located at 3326 Mingo Street, a 150-unit senior apartment complex that will provide housing for low- and moderate-income households - \$750,000 - Financing: 2006-07 Community Development Grant Reprogramming Funds **[07-1998; CORRECTED ON THE ADDENDUM; APPROVED]**

PUBLIC HEARINGS AND RELATED ACTIONS

Department of Development Services

ZONING CASES – CONSENT [07-1999]

- 48. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for an alcoholic beverage establishment for a private-club bar and a commercial amusement (inside) for a dance hall on property zoned a CR Community Retail District on the east side of Ferguson Road, south of Gus Thomasson Road **[07-2000; ORDINANCE 26856; CPC RECOMMENDED FOLLOWED]**

Recommendation of Staff and CPC: Approval for a two-year period with eligibility for automatic renewal for additional two-year periods, subject to site plans and conditions Z067-119(JH)

- 49. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a tower/antenna for cellular communication on property zoned an R-7.5(A) Single Family District on the south side of Umphress Road, east of Jim Miller Road **[07-2001; CONTINUE UNTIL AUGUST 22, 2007; HEARING OPEN]**

Recommendation of Staff and CPC: Approval, for a ten-year period with eligibility for automatic renewal for additional ten-year periods, subject to a site plan and conditions Z067-144(OTH)

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)**Department of Development Services (Continued)**ZONING CASES - CONSENT (Continued)

50. A public hearing to receive comments regarding an application for and an ordinance granting an R-7.5(A) Single Family District, an R-5(A) Single Family District and an MU-1 Mixed Use District on property zoned an R-10(A) Single Family District on the southeast corner of St. Augustine Drive and Interstate Highway 20 and a resolution accepting deed restrictions volunteered by the applicant **[07-2002; ORDINANCE 26857, 26858 AND 26859; CPC FOLLOWED RECOMMENDATION]**

Recommendation of Staff: Approval of an R-7.5(A) Single Family District for 19.552 acres in lieu of the R-7.5(A) an R-5(A) and approval of a CR Commercial Retail District in lieu of the requested MU-1 District.

Recommendation of CPC: Approval of and R-7.5(A) Single Family District, an R-5(A) Single Family District and an MU-1 Mixed Use District with deed restrictions volunteered by the applicant
Z067-177(OTH)

51. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for residential and non-residential uses on property zoned an A(A) Agricultural District between Ledbetter Drive and Spur 408, north of Kiest Boulevard and south of Illinois Avenue **[07-2003; ORDINANCE 26860; CPC FOLLOWED RECOMMENDATION]**

Recommendation of Staff and CPC: Approval, subject to a conceptual plan and conditions

Z067-192(WE)

ZONING CASES - INDIVIDUAL

52. A public hearing to receive comments regarding an application for and an ordinance granting an IM Industrial Manufacturing and a resolution accepting deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District on the northeast corner of Simpson Stuart and Interstate 45 **[07-2004; CONTINUE UNTIL AUGUST 22, 2007; HEARING OPEN]**

Recommendation of Staff: Denial

Recommendation of CPC: Approval, subject to deed restrictions volunteered by the applicant

Z056-311(OTH)

53. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a transit passenger station or transfer center on property zoned an IR Industrial Research District, on the southwest side of Denton Drive between Burbank Street and Wyman Street **[07-2005; ORDINANCE 26861; CPC RECOMMENDED FOLLOWED]**

Recommendation of Staff and CPC: Approval for a permanent time period, subject to a site plan and conditions

Z056-318(WE)

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

Department of Development Services (Continued)

ZONING CASES - INDIVIDUAL (Continued)

- 54. A public hearing to receive comments regarding an application for a Planned Development District for MF-2(A) Multifamily District Uses on property zoned a CR Community Retail District, on the northeast line of Emerald Isle, north of Garland Road **[07-2006; DELETED ON THE ADDENDUM]**
Recommendation of Staff: Approval, subject to a conceptual plan and staff's recommended conditions
Recommendation of CPC: Denial
Z056-252(RB)

ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL

- 55. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development Subdistrict for MF-2 Multiple Family Subdistrict Uses on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the north quadrant of Kings Road and Fairmount Street **[07-2007; CONTINUE UNTIL AUGUST 22, 2007; HEARING OPEN]**
Recommendation of Staff and CPC: Approval, subject to a conceptual plan and conditions
Z056-284(RB)
Note: This item was considered by the City Council at public hearings on February 28, March 28, and April 25, 2007, and was taken under advisement until June 27, 2007, with the public hearing open.

MISCELLANEOUS HEARINGS

Department of Development Services

Municipal Setting Designation at 1809 Rock Island Street

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

- 56. * A public hearing to receive comments on a proposed municipal setting designation to prohibit the use of groundwater beneath property owned by Buckley Oil Company located at 1809 Rock Island Street and adjacent right-of-way - Financing: No cost consideration to the City **[07-2008; HEARING CLOSED]**
- 57. * An ordinance authorizing support of the issuance of a municipal setting designation to Buckley Oil Company 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 **[07-2008; ORDINANCE 26862; APPROVED]**
Recommendation of Staff: Approval

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)
MISCELLANEOUS HEARINGS (Continued)
Department of Development Services (Continued)

**Municipal Setting Designation
at 10920 Indian Trail**

Note: Item Nos. 58 and 59
must be considered collectively.

58. * A public hearing to receive comments on a proposed municipal setting designation to prohibit the use of groundwater beneath property owned by Globus Industrial Partners, Ltd. located at 10920 Indian Trail and adjacent rights-of-way - Financing: No cost consideration to the City **[07-2009; HEARING CLOSED]**
59. * An ordinance authorizing support of the issuance of a municipal setting designation to Globus Industrial Partners, Ltd. by the Texas Commission on Environmental Quality and prohibiting the use of groundwater beneath the designated property as potable water - Financing: No cost consideration to the City **[07-2009; ORDINANCE 26863; APPROVED]**
Recommendation of Staff: Approval

**Municipal Setting Designation
at 46 properties**

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

60. * A public hearing to receive comments on a proposed municipal setting designation to prohibit the use of groundwater beneath properties located within an approximate 73-acre area generally centered around the intersection of Oak Lawn Avenue and Hi Line Drive, near Turtle Creek and Market Center Boulevard including 1300, 1400, 1401, 1403, 1405, 1501, 1511, 1515 and 1525 Turtle Creek Boulevard; 1708, 1926 and 1930 Market Center Boulevard; 1330, 1350, 1400, 1402, 1500, 1519, 1525, 1532, 1616, 1617, 1626, 1718, 1900, 1909, 1922, 1930 and 1935 Hi Line Drive; 1333, 1401, 1505, 1616, 1620, 1621, 1628, 1630, 1650, 1700 and 1707 Oak Lawn Avenue; 1525, 1605, 1635 and 1645 North Stemmons Freeway; 1600 and 1626 Edison Street; and adjacent rights-of-way - Financing: No cost consideration to the City **[07-2010; HEARING CLOSED]**
61. * An ordinance authorizing support of the issuance of a municipal setting designation to JRSHK Investments, 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 **[07-2010; ORDINANCE 26864; APPROVED]**
Recommendation of Staff: Approval

Public Works & Transportation

62. A benefit assessment hearing to receive comments on alley paving, storm drainage and wastewater main improvements on the alley between Casa Vale Drive and Moran Drive from Moran Drive to Losa Drive, and at the close of the hearing, authorize an ordinance levying benefit assessments, and a contract for the construction with Canary Construction, Inc., lowest responsible bidder of seven - \$336,886 - Financing: 2003 Bond Funds (\$226,971), Water Utilities Capital Improvement Funds (\$103,315), and Water Utilities Capital Construction Funds (\$6,600) **[07-2011-01 and 07-2011-02; HEARING CLOSED; ORDINANCE 26865; APPROVED]**

Public Works & Transportation (Continued)

63. A benefit assessment hearing to receive comments on street paving, storm drainage, water and wastewater main improvements on Memory Lane from Lake June Road to Eloise Street, and at the close of the hearing, authorize an ordinance levying benefit assessments - Financing: No cost consideration to the City **[07-2012; HEARING CLOSED; ORDINANCE 26866; APPROVED]**

64. A public hearing to receive comments on correcting, adjusting and canceling the assessments for the cost of the improvements against the abutting property owners at 10901 Seagoville Road, 5515 Glen Lakes Drive and 4243 South Polk Street; and at the close of the hearing, authorize an ordinance amending Ordinance No. 26289, previously approved on March 8, 2006, and Ordinance No. 24734, previously approved on September 26, 2001, to reflect these corrections, adjustments and cancellations - Financing: No cost consideration to the City **[07-2013; ORDINANCE 26867; HEARING CLOSED; APPROVED]**

**ADDENDUM
CITY COUNCIL MEETING
JUNE 27, 2007
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBERS, CITY HALL
DALLAS, TEXAS 75201
9:00 A. M.**

ADDITIONS:

Closed Session **[07-2014; HELD]**

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

- Roland R. Gamez v. The City of Dallas, Texas, Civil Action No. 2:06-CV-150-TJW

CONSENT ADDENDUM

Business Development & Procurement Services

1. Authorize the purchase of 5 fire pumpers, 5 brush trucks, 1 aerial ladder truck, 19 ambulances, and 2 battalion chief vehicles - Metro Fire Apparatus Specialists in the amount of \$2,449,867, Tyler Motor Company, Inc. in the amount of \$2,153,479, J & J Acquisitions dba S & S Fire Apparatus Co. in the amount of \$561,875, and Philpott Motors, Inc. in the amount of \$73,441, through the Houston-Galveston Area Council of Governments - Total not exceed \$5,238,662 - Financing: Current Funds (\$2,046,659), 2006 Equipment Acquisition Contractual Obligation Notes (\$1,361,865), 2005 Equipment Acquisition Contractual Obligation Notes (\$500,000), 2004 Equipment Acquisition Contractual Obligation Notes (\$500,000), 2003 Equipment Acquisition Contractual Obligation Notes (\$186,005), 2001 Equipment Acquisition Contractual Obligation Notes (\$193,007), 2003 Bond Funds (\$451,126) **[07-2015; APPROVED]**
2. Authorize the purchase of a trailer mounted vacuum excavation cleaning system for the Dallas Zoo - Vermeer Equipment of Texas, Inc., lowest responsible bidder of two - Not to exceed \$86,397 - Financing: Current Funds **[07-2016; APPROVED]**
3. Authorize a sixty-month concession contract, with three twelve-month renewal options, for advertising display concession services at Dallas Love Field - JCDecaux Airport, Inc., most advantageous proposer of two - Estimated Revenue: \$6,500,000 **[07-2017; REFER TO FINANCE, AUDIT AND ACCOUNTABILITY COMMITTEE]**

City Attorney's Office

4. Authorize Supplemental Agreement No. 1 to the professional services contract with the law firm of Stutzman, Bromberg, Esserman & Plifka for additional legal services necessary in connection with the Union Terminal Lease Agreement with Hunt-Woodbine Realty Corporation and related matters - Not to exceed \$30,000, from \$20,000 to \$50,000 - Financing: Convention and Event Services Current Funds **[07-2018; APPROVED AS INDIVIDUAL ITEM]**

**ADDENDUM
CITY COUNCIL MEETING
JUNE 27, 2007**

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

City Attorney's Office (Continued)

5. Authorize settlement of a lawsuit styled Roland R. Gamez v. City of Dallas, Civil Action No. 2:06-CV-150-TJW - Not to exceed \$1,550,000 - Financing: Current Funds **[07-2019; APPROVED AS INDIVIDUAL ITEM]**

City Auditor's Office

6. Authorize a perpetual use license agreement with PWC Product Sales LLC to provide TeamMate Audit Management System software for the Office of the City Auditor to be used for the preparation and review of audit workpapers - Not to exceed \$62,000 - Financing: Current Funds **[07-2020; APPROVED]**

Department of Development Services

7. An ordinance abandoning air and subsurface rights to Dunhill 1530 Main, L.P., the abutting owner, containing a total of approximately 458 square feet of space located over and under Main Street near its intersection with Stone Place, and authorizing the quitclaim - Revenue: \$14,004 plus the \$20 ordinance publication fee **[07-2021; ORDINANCE 26868; APPROVED AS INDIVIDUAL ITEM]**
8. An ordinance granting a private license to Dunhill 1530 Main, L.P., the abutting owner, for the use of approximately 1,052 square feet of land to construct, use and maintain a sidewalk café, entrance door and two canopies on and over portions of Main Street right-of-way located near its intersection with Stone Place - Revenue: \$4,772 plus the \$20 ordinance publication fee **[07-2022; ORDINANCE 26869; APPROVED AS INDIVIDUAL ITEM]**
9. Authorize the rejection of bids received for a tax foreclosure property located at 2621 Meyers Street that is needed for the HB 110 process of the Land Transfer Program - Financing: No cost consideration to the City **[07-2023; APPROVED AS INDIVIDUAL ITEM]**
10. Authorize acquisition, including the exercise of eminent domain, if such becomes necessary, from Gail Ann Tyre, Marshall Binion Tyre III, Linda Louise Otten, Janis Tackett, and Wade Allen Tyre for a tract of land containing approximately 8,885 square feet located near the intersection of Pine Row and Western Avenue for the Dallas Eco Park Project - \$3,250 - Financing: Public/Private Partnership Funds **[07-2024; APPROVED]**
11. A resolution authorizing the sale of a total of approximately 83,478 square feet of unwanted and unneeded City-owned land located near the intersection of Live Oak and Cantegral Streets to the only bidder, Margaux City Lights Partners, Ltd. - Revenue: \$3,405,000 **[07-2025; REFER TO ECONOMIC DEVELOPMENT AND HOUSING COMMITTEE]**

**ADDENDUM
CITY COUNCIL MEETING
JUNE 27, 2007**

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

Economic Development

12. Authorize a professional services contract with Freese and Nichols, Inc. for the design of site improvements for the Dallas Eco Park located at Simpson Stuart Road and Locust Drive - Not to exceed \$72,488 - Financing: Public/Private Partnership Funds **[07-2026; APPROVED]**
13. Authorize a second amendment to the development agreement with Presideo Investment, Inc., previously approved on September 14, 2005, by Resolution No. 05-2638, for Buzz Condominiums in Tax Increment Financing District Number Four (Cedars TIF District) to add a budget category for construction management in the amount of \$28,946 and to reduce the budgeted amount for infrastructure replacement in the amount of (\$28,946), from \$178,129 to \$149,183 - Financing: No cost consideration to the City **[07-2027; APPROVED]**

Equipment & Building Services

14. Authorize an increase in the contract with Reeves Construction Services, Inc. for the renovation of the Police Quartermaster building located at 1600 South Lamar Street for additional improvements and repairs including the upgrade of electrical elevator wiring, waterproofing the basement walls and existing utility access box, painting, structural repairs, and the installation of light fixtures in order to comply with the City Code - \$72,141, from \$1,311,248 to \$1,383,389 - Financing: Current Funds **[07-2028; APPROVED]**

Housing

15. Authorize a loan to Sphinx Development Corporation, or if tax credits are granted, to SDC Fiji Senior, L.P., a single asset entity, for the acquisition, demolition, and eligible soft costs, associated with the construction of a 130-unit multi-family residential development for seniors located at 201 Fran Way - \$1,200,000 - Financing: 2006-07 Community Development Grant Reprogramming Funds **[07-2029; APPROVED]**

Park & Recreation

16. Authorize an increase in the contract with Billy L. & Joan Nabors, Inc. for the demolition of additional buildings located at 1906 Main Street, 1920 Main Street, 1924 Main Street, and two buildings at 1928 Main Street, and sidewalks for the construction of the Main Street Garden Park located at 1917 Commerce Street - \$60,000, from \$251,000 to \$311,000 - Financing: 2006 Bond Funds **[07-2030; APPROVED]**

**ADDENDUM
CITY COUNCIL MEETING
JUNE 27, 2007**

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

Park & Recreation (Continued)

17. Authorize Supplemental Agreement No. 5 to the contract with Brown, Reynolds and Watford Architects, Inc. for **(1)** the production of video and audio components for the orientation and exhibit areas of the Trinity River Audubon Center; and, **(2)** modification of the original scope of work to provide basic service, and special services for a master plan for a multi-phase development for the Texas Horse Park - \$130,055, from \$3,488,250 to \$3,618,305 - Financing: 1998 Bond Funds **[07-2031; APPROVED AS INDIVIDUAL ITEM]**

Police

18. Authorize a second amendment to the lease agreement with 3317, Ltd. to extend the lease for an additional 3-year period for the continued use of approximately 2,679 square feet of office space and eight secured designated parking spaces located at 4515 Maple Avenue for the Police Neighborhood Assistance Center from July 1, 2007 through June 30, 2010 - \$56,412 - Financing: Current Funds (subject to annual appropriations) **[07-2032; APPROVED]**

Public Works & Transportation

19. Authorize **(1)** a contract for the construction of Phase VI street and streetscape improvements at Zang Boulevard and Colorado Boulevard at the Lake Cliff Tower located at 329 E. Colorado Boulevard with Allied Builders, Inc., lowest responsible bidder of three, in an amount not to exceed \$410,266; and **(2)** assignment of the contract to Top Dog - Oak Cliff, L.P. for construction management - Total not to exceed \$410,266 - Financing: 1995 Bond Funds (\$365,581) and Oak Cliff Gateway TIF District Funds (\$44,685) (to be advanced by the developer) **[07-2033; APPROVED]**
20. Authorize final payment to the Texas Department of Transportation for the design and construction of paving improvements at the Chalk Hill Road and Cockrell Hill Road interchange with IH 30 - \$246,796 - Financing: 2006 Bond Funds **[07-2034; APPROVED]**
21. Authorize payment to the North Central Texas Council of Government for the City's participation in the fifth year of the Integrated Storm Water Management process for development of a comprehensive drainage criteria and design manual for use in both municipal and private development - Not to exceed \$40,955 - Financing Current Funds (to be reimbursed by Storm Water Drainage Management Funds) **[07-2035; APPROVED]**

**ADDENDUM
CITY COUNCIL MEETING
JUNE 27, 2007**

ADDITIONS: (Continued)
CONSENT ADDENDUM (Continued)

Public Works & Transportation (Continued)

22. Authorize a contract for the construction of Fire Station No. 35 to be located at 3839 Walnut Hill Lane - CME Builders & Engineers, Inc., best value proposer of three - \$3,091,971 - Financing: 2003 Bond Funds **[07-2036; APPROVED AS INDIVIDUAL ITEM]**

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

Fiji-Compton Project

23. * Authorize an amendment to Resolution No. 06-3473, previously approved on December 13, 2006, to authorize **(1)** payment to the North Central Texas Council of Governments for the City's share of design, right-of-way acquisition, and construction of infrastructure improvements in the amount of \$702,997, **(2)** the receipt and deposit of advanced funds from the North Central Texas Council of Governments in an amount not to exceed \$702,997, and **(3)** an increase in appropriations in the amount of \$702,997 in the Capital Projects Reimbursement Fund - Total not to exceed \$702,997 - Financing: 2003 Bond Funds **[07-2037; APPROVED]**
24. * Authorize an amendment to Resolution No. 06-3474, previously approved on December 13, 2006, to authorize payment to Sphinx Development Corporation for the design, right-of-way acquisition, and construction of paving and drainage related infrastructure improvements - \$3,514,983 - Financing: Capital Projects Reimbursement Funds **[07-2038; APPROVED]**

Sanitation

25. Ratify an emergency services contract for the clean-up and removal of debris from damaged property caused by recent storms - Baldwin Tree and Disaster Relief Service - \$259,200 - Financing: Current Funds **[07-2039; APPROVED AS INDIVIDUAL ITEM]**

Water Utilities

26. Authorize an increase in the service contract with AXON Solutions, Inc. to exchange the software with Veritas clustering software and third party implementation services for the Pay1 Project - \$102,329, from \$11,692,494 to \$11,794,823 - Financing: 2006 Water Revenue Bond Funds **[07-2040; APPROVED]**
27. Ratify an emergency purchase of a replacement pinion gear set for the water clarifier at the Elm Fork Water Treatment Plant - Siemens Water Technologies Corporation - \$61,303 - Financing: Water Utilities Capital Construction Funds **[07-2041; APPROVED]**

**ADDENDUM
CITY COUNCIL MEETING
JUNE 27, 2007**

ADDITIONS: (Continued)
CONSENT ADDENDUM (Continued)

Water Utilities (Continued)

- 28. Ratify an emergency purchase of 17 ammonia/chlorine analyzers to monitor raw and treated water at all three water treatment plants and throughout the distribution system - Hach Company - \$422,792 - Financing: Water Utilities Capital Construction Funds
[07-2042; APPROVED]

ITEMS FOR INDIVIDUAL CONSIDERATION

City Attorney’s Office

- 29. Authorize Supplemental Agreement No. 1 to the professional services contract with the law firm of Bell, Nunnally & Martin L.L.P. for additional legal services necessary to represent the City in the lawsuit styled Roland R. Gamez v. The City of Dallas, Texas, Civil Action No. 2:06-CV-150-TJW - Not to exceed \$250,000, from \$150,000 to \$400,000 - Financing: Current Funds **[07-2043; APPROVED]**

PUBLIC HEARINGS AND RELATED ACTIONS

Department of Development Services

ZONING CASES - CONSENT

- 30. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to the preservation criteria and additions to the uses for Historic Overlay No. 35 on property zoned an R-1ac(A) Single Family District on White Rock Road, east of Lawther Drive **[07-2044; ORDINANCE 26870; CPC RECOMMENDED FOLLOWED]**
Recommendation of Staff and CPC: Approval, subject to preservation criteria
Z067-240(MW)

ZONING CASES - INDIVIDUAL

- 31. A public hearing to receive comments regarding an application for a Planned Development District for RR Regional Retail District, IM Industrial Manufacturing District and IR Industrial Research District uses on property zoned an IM Industrial Manufacturing District and IR Industrial Research District, in an area generally bounded by West Mockingbird Lane, Forest Park Road, Empire Central and Maple Avenue **[07-2045; ORDINANCE 26871; CPC RECOMMENDED FOLLOWED]**
Recommendation of Staff and CPC: Approval of a Planned Development District for RR Regional Retail District uses, subject to a conceptual plan and conditions Z067-188(WE)

**ADDENDUM
CITY COUNCIL MEETING
JUNE 27, 2007**

ADDITIONS: (Continued)

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

Department of Development Services (Continued)

ZONING CASES - INDIVIDUAL (Continued)

32. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for certain nonresidential uses on property zoned an MF-2(A) Multifamily District, an R-7.5(A) Single Family District, an IR Industrial Research District, an IM Industrial Manufacturing District, a CR Community Retail District, and an A(A) Agricultural District on property generally bounded by IH 20, J.J. Lemmon Road, Wintergreen Road, and Bonnie View Road and a resolution terminating existing deed restrictions on a portion of the site that prohibit certain uses as well as provide for certain development standards **[07-2046; ORDINANCE 26872; APPROVED AS AMENDED]**

Recommendation of Staff: Approval of the requested Planned Development District, to be known as the Dallas Logistics Hub Special Purpose District, subject to staff's recommended conditions, and approval of the termination of deed restrictions that encumber a portion of the site.

Recommendation of CPC: Approval of the requested Planned Development District, to be known as the Dallas Logistics Hub Special Purpose District, subject to recommended conditions, and approval of the termination of deed restrictions that encumber a portion of the site.

Z067-158(RB)

33. A public hearing to receive comments regarding an application for and an ordinance granting an LI Light Industrial District on property zoned Planned Development District No. 673 east of Lancaster Road between Cedardale Road and Telephone Road

[07-2047; ORDINANCE 26873; APPROVED]

Recommendation of Staff and CPC: Approval

Z067-213 (JH)

**ADDENDUM
CITY COUNCIL MEETING
JUNE 27, 2007**

CORRECTION:

Housing

47. Authorize a loan to Carpenter's Point, L.P., for the an amendment to Resolution No. 07-0709, previously approved on February 28, 2007, replacing HOME financing with Community Development Block Grant Funds and authorizing a loan agreement with Carpenter's Point, L.P., to be used for eligible acquisition, clearance, building removal and pre-development costs associated with the and new construction of the proposed Frazier Berean residential development for seniors located at 3326 Mingo Street, a 150-unit senior apartment complex that will provide housing for low- and to moderate-income households - \$750,000 - Financing: 2006-07 Community Development Grant Reprogramming Funds (\$100,000); 2006-07 Community Development Grant Funds (\$650,000) [07-1998]

DELETION:

Department of Development Services

- 54.A public hearing to receive comments regarding an application for a Planned Development District for MF-2(A) Multifamily District Uses on property zoned a CR Community Retail District, on the northeast line of Emerald Isle, north of Garland Road
[07-2006]

Recommendation of Staff: Approval, subject to a conceptual plan and staff's recommended conditions

Recommendation of CPC: Denial
Z056-252(RB)