

AGENDA
CITY COUNCIL MEETING
DECEMBER 12, 2007
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBERS, CITY HALL
DALLAS, TEXAS 75201
9:00 A. M.

Invocation and Pledge of Allegiance (Council Chambers) **[07-3680]**

Agenda Item/Open Microphone Speakers **[07-3681]**

VOTING AGENDA

1. Approval of Minutes of the November 28, 2007 City Council Meeting **[07-3682]**

CONSENT AGENDA **[07-3683]**

Business Development & Procurement Services

2. Authorize a thirty-six-month master agreement for parts to repair lawn maintenance equipment - Longhorn, Inc. in the amount of \$483,000, Toy Carnival, Inc. dba Ed's Lawn Equipment in the amount of \$369,297, Landmark Equipment Co. in the amount of \$296,028, Four Brothers Outdoor Power in the amount of \$192,650, Luber Brothers, Inc. in the amount of \$136,500, and Austin Turf & Tractor in the amount of \$65,303, lowest responsible bidders of eight - Total not to exceed \$1,542,778 - Financing: Current Funds (\$1,470,588) Aviation Current Funds (\$72,190) **[07-3684; APPROVED]**
3. Authorize a thirty-six-month service contract for minor plumbing services - H & W Cleaning Systems, Inc., lowest responsible bidder of three - Not to exceed \$377,223 - Financing: Water Utilities Current Funds (subject to annual appropriations) **[07-3685; APPROVED]**
4. Authorize a thirty-six-month service contract for the removal and disposal of contaminated water and fuel from above and underground storage tank containment vaults - Eagle Construction and Environmental Services, L.P., lowest responsible bidder of two - Not to exceed \$128,600 - Financing: Current Funds **[07-3686; APPROVED]**

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

5. Authorize a twelve-month master agreement for liquid ferric sulfate for the City's three water purification treatment plants - General Chemical Performance Products, Inc., lowest responsible bidder of two - Not to exceed \$5,916,572 - Financing: Water Utilities Current Funds **[07-3687; APPROVED AS AN INDIVIDUAL ITEM]**
6. Authorize a twenty-four-month master agreement for hydrofluosilicic acid to be used for the treatment of potable water - Pencco, Inc., only bidder - Not to exceed \$876,350 - Financing: Water Utilities Current Funds **[07-3688; APPROVED AS AN INDIVIDUAL ITEM]**
7. Authorize a service contract for Phase II (acquisition and installation of 140 sirens) of the upgrade and expansion of the outdoor warning system sirens throughout the City - Federal Signal Corporation, most advantageous proposer of three - Not to exceed \$2,683,410 - Financing: 2006 Bond Funds **[07-3689; APPROVED AS AN INDIVIDUAL ITEM]**

City Attorney's Office

8. Authorize settlement of the claim filed by Landmark Equipment Company, Claim No. 07189785 - Not to exceed \$72,609 - Financing: Current Funds **[07-3690; APPROVED]**
9. Authorize a professional services contract with the law firm of Adorno Yoss White & Wiggins, L.L.P. for legal services necessary in the lawsuit styled Theron Green v. City of Dallas, et al., Civil Action No. 3:07-CV-0016-N - Not to exceed \$65,000 - Financing: Current Funds **[07-3691; DELETED ON THE ADDENDUM]**

Department of Development Services

10. A resolution authorizing the conveyance of a drainage easement to the City of Rockwall containing approximately 14,418 square feet of land across City-owned land at Lake Ray Hubbard located near the intersection of Riverside Oaks and Isle Royale Drives - Revenue: \$1,562 **[07-3692; APPROVED]**
11. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, of 3 tracts of land containing a total of approximately 11,715 square feet improved with a transmission tower and billboard near the intersection of Stemmons Freeway and Halifax Street for the Trinity River Parkway Project (list attached) - \$798,000 - Financing: 1998 Bond Funds **[07-3693; APPROVED]**
12. An ordinance abandoning a portion of a fire lane easement to Henderson Belmont Apartments PO Limited Partnership, the abutting owner, containing approximately 9,437 square feet of land located near the intersection of Henderson and Belmont Avenues - Revenue: \$5,400 plus the \$20 ordinance publication fee **[07-3694; ORDINANCE 27028; APPROVED]**
13. An ordinance abandoning a portion of an alley to Goodman South Lamar Partnership, Ltd., the abutting owner, containing approximately 5,287 square feet of land located near the intersection of Alexander Avenue and Lamar Street, and authorizing the quitclaim - Revenue: \$15,861 plus the \$20 ordinance publication fee **[07-3695; ORDINANCE 27029; APPROVED]**

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

14. An ordinance authorizing a correction to Ordinance No. 26884, previously approved on August 8, 2007, for the creation of a new tract within Conservation District No. 6, the Hollywood / Santa Monica Conservation District, on both sides of Shady Side Lane, southeast of Lindsley Avenue to correct the directional reference in Section 6(b)(13) Open Space Area Z067-237(JA) - Financing: No cost consideration to the City **[07-3696; ORDINANCE 27030; APPROVED]**
15. An ordinance authorizing a correction to Ordinance No. 26981, previously approved on October 24, 2007, for a Specific Use Permit for a tattoo studio and piercing studio within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the north side of Elm Street west of Malcolm X Boulevard to correct the reference to the zoning map Z067-290(MF) - Financing: No cost consideration to the City **[07-3697; ORDINANCE 27031; APPROVED]**

Economic Development

16. An ordinance amending the Project Plan and Reinvestment Zone Financing Plan (Plans) for Tax Increment Financing Reinvestment Zone Number Eleven, (Downtown Connection TIF District) in accordance with the Tax Increment Financing Act, (V.T.C.A. Tax Code, Chapter 311), to **(1)** provide for the Affordable Housing Program requiring Downtown Connection TIF District funded projects to set aside ten percent of the units as affordable and specifying alternatives to providing such units within the TIF funded project, **(2)** reprogram \$2,500,000 from the Park and Plaza Design and Acquisition budget line item to a new budget line item for Retail Initiative/Streetscape Improvements, **(3)** expand the use of TIF funds for grants, in accordance with the Downtown Connection TIF District Grant Program and Criteria, and for affordable housing assistance, **(4)** correct the principal amount of bonds sold from \$65 million to \$66 million, and **(5)** update Exhibits G, H and J, Appendix A, and modify the Plan to reflect 2007 property values and adjusted base year value - Financing: No cost consideration to the City **[07-3698; ORDINANCE 27032; APPROVED]**
17. Authorize a Chapter 380 grant agreement with PC LH Land Partners, LP for the construction of certain improvements or other costs eligible under the City's Public/Private Partnership Program pursuant to the City's 2006 General Obligation Bond program as part of a transit-oriented development located at the northeast and southeast corners of Skillman Street and Walnut Hill Lane - Not to exceed \$4,677,282 - Financing: 2006 Bond Funds **[07-3699; APPROVED]**

Comerica Incorporated

Note: Item Nos. 18 and 19 must be considered collectively.

18. * Authorize a 90 percent new business personal property tax abatement agreement for 10 years with Comerica Incorporated and 1717 Dallas Partners, LLC located at 1717 Main Street - Revenue: First year revenue estimated at \$4,881; ten-year revenue estimated at \$32,961 (Estimated revenue foregone for ten-year business personal property tax abatement estimated at \$296,654) **[07-3700; APPROVED AS AN INDIVIDUAL ITEM]**

CONSENT AGENDA (Continued)
Economic Development (Continued)

Comerica Incorporated (Continued)

Note: Item Nos. 18 and 19 must be considered collectively.

19. * Authorize a Chapter 380 grant agreement with Comerica Incorporated related to the company's relocation and job creation at 1717 Main Street - Not to exceed \$250,000 - Financing: Public/Private Partnership Program Funds **[07-3701; APPROVED AS AN INDIVIDUAL ITEM]**

Environmental & Health Services

20. Authorize a twenty-four-month Interlocal Agreement, with two twenty-four-month renewal options, with Dallas County Health and Human Services Department to secure the benefits of mutual aid and protection of life and health in the event of a local health emergency or act of bioterrorism for the period January 1, 2008 through December 31, 2009 - Financing: No cost consideration to the City **[07-3702; APPROVED]**

Equipment & Building Services

21. Authorize a contract for the construction of a drug vault expansion, security enhancements at the public service entry, and restroom improvements at the Police Property Building located at 1725 Baylor Street - JAC Commercial and Residential Construction, LLC, lowest responsible bidder of two - Not to exceed \$62,742 - Financing: 2003 Bond Funds (\$59,967) and 1995 Bond Funds (\$2,775) **[07-3703; APPROVED]**
22. Authorize a contract for the installation of heating, ventilation, and air conditioning improvements and emergency generator installation at the Police Property Building located at 1725 Baylor Street - Lassiter, Inc., lowest responsible bidder of two - Not to exceed \$165,000 - Financing: 1995 Bond Funds (\$8,000) and 2003 Bond Funds (\$157,000) **[07-3704; APPROVED]**

Housing

23. Authorize a resolution declaring approximately 18 acres located near the intersection of St. Augustine Road and Elam Road unwanted and unneeded and authorizing its conveyance to Dallas Neighborhood Alliance for Habitat, a City certified Community Housing Development Organization, through the Land Transfer Program - Revenue: \$104,465 **[07-3705; DELETED ON THE ADDENDUM]**
24. Authorize **(1)** an amendment to the Single-Family Housing Infrastructure Development Bond Program Statement to allow for unsolicited proposals, to provide that the current standard of income applies to previously approved projects, and to clarify the City's participation structure, and **(2)** a participation agreement and private development contract with St. Andrews Housing, LLC, for street infrastructure development costs to support the development of a single-family housing subdivision at 318 North St. Augustine Road - Total not to exceed \$377,304 - Financing: 2003 Bond Funds **[07-3706; DELETED ON THE ADDENDUM]**

CONSENT AGENDA (Continued)
Housing (Continued)

25. Authorize a participation agreement and private development contract with KB Home, for street infrastructure development costs to support the development of a single-family housing subdivision in West Dallas at 3100 Bickers Street - Total not to exceed \$341,529 - Financing: 2003 Bond Funds **[07-3707; APPROVED AS AN INDIVIDUAL ITEM]**

Intergovernmental Services

26. Authorize approval of the issuance of Dallas-Fort Worth International Airport Facility Improvement Corporation Rental Car Facility Charge Revenue Refunding Bonds, Taxable Series 2008A and 2008B, if certain parameters are met; approving documents related thereto; and related matters - Financing: No cost consideration to the City **[07-3708; APPROVED]**
27. Authorize an amendment to the Articles of Incorporation of the Dallas-Fort Worth International Airport Facility Improvement Corporation in accordance with the requirements of Section 22.151 *et seq.*, Texas Transportation Code, as amended - Financing: No cost consideration to the City **[07-3709; APPROVED]**

Office of Cultural Affairs

28. Authorize a contract for the fabrication and installation of a site-specific artwork to be installed in the triangular-shaped parkway between Leonard Street and the Maple-Routh Connection - Carolyn Brown - Not to exceed \$40,080 - Financing: 1998 Bond Funds **[07-3710; APPROVED]**
29. Authorize **(1)** the acceptance of grants from the Texas Commission on the Arts to provide cultural services for the period October 1, 2007 through September 30, 2008; and **(2)** execution of any and all documents required by the agreement - Not to exceed \$62,165 - Financing: Texas Commission on the Arts Grant Funds **[07-3711; APPROVED]**

Park & Recreation

30. Authorize a contract for the demolition of the existing playground, installation of a new playground, landscaping, and construction of a retaining wall stone veneer at Norbuck Park located at 200 North Buckner Boulevard - Hardscape Construction Specialties, Inc., lowest responsible bidder of two - \$274,439 - Financing: 2003 Bond Funds **[07-3712; APPROVED]**
31. Authorize a professional services contract with Hellmuth, Obata and Kassabaum, LP for site analysis, park development plan, public involvement, and planning level cost estimating for the Dallas North Veloway located between the DART Forest Lane Station on the north to just south of the Katy Spur Trail on the shore of White Rock Lake Park - \$44,030 - Financing: 2006 Bond Funds **[07-3713; APPROVED]**

CONSENT AGENDA (Continued)
Park & Recreation (Continued)

32. Authorize Supplemental Agreement No. 1 to the professional services contract with Laguarda.Low Architects, LLC for design development, construction documents, bidding, surveying, storm water pollution prevention plan, cost estimating, and acoustical services for the demolition of the existing building with the exception of the existing gymnasium and retrofitting of the existing gymnasium to accommodate a multipurpose room, including storage and a stage, kitchen with storage, senior's room with storage, two separate rest rooms, arts and crafts room with storage, computer room, kiln room, janitor's room, men's and women's rest rooms, landscaping and irrigation, and expansion of the existing parking lot to accommodate an additional 20 parking spaces at Mattie Nash/Myrtle Davis Recreation Center located at 3700 North Hampton - Not to exceed \$264,862, from \$20,000 to \$284,862 - Financing: 2003 Bond Funds (218,942), 2002-03 Urban Development Action Grant Funds (\$33,135) and 2001-02 Urban Development Action Grant Funds (\$12,785) **[07-3714; APPROVED]**
33. Authorize Supplemental Agreement No. 6 to the professional services contract with Brown, Reynolds and Watford Architects, Inc. for design, bidding, and construction administration for the Texas Horse Park located at 811 Pemberton Hill Road - Not to exceed \$2,673,000, from \$3,618,305 to \$6,291,305 - Financing: 1998 Bond Funds (\$1,743,750) and 2006 Bond Funds (\$929,250) **[07-3715; DELETED ON THE ADDENDUM]**

Police

34. Authorize a Memorandum of Understanding with the Dallas County District Attorney's Office and the Urban Institute for the joint participation in a field study involving the process of eye-witness identification for the period January 1, 2008 through June 30, 2009 - Financing: No cost consideration to the City **[07-3716; APPROVED]**
35. Authorize **(1)** the application for and acceptance of the 2007 Project Safe Neighborhood/Anti-Gang initiative grant in the amount of \$12,000 from the U.S. Department of Justice, Office of Justice Programs, Bureau of Justice Assistance for overtime reimbursement for the Dallas/Fort Worth Fugitive Apprehension Strike Team to utilize Dallas Police Department Task Force officers to investigate and apprehend violent fugitives, including gang members and gang associates for the period October 1, 2007 through September 30, 2008, **(2)** a local match in the amount of \$3,330, and **(3)** execution of the grant agreement - Total not to exceed \$15,330 - Financing: U.S. Department of Justice Grant Funds (\$12,000), and Current Funds (\$3,330) **[07-3717; APPROVED]**
36. Authorize **(1)** the application for and acceptance of the 2007 Project Safe Neighborhood/Anti-Gang initiative grant in the amount of \$57,979 from the U.S. Department of Justice, Office of Justice Programs, Bureau of Justice Assistance to provide overtime reimbursement for the Southeast and Southcentral Patrol Divisions to address open air drug sales and gang activity in targeted areas for the period October 1, 2007 through September 30, 2008, **(2)** a local match in the amount of \$15,946, and **(3)** execution of the grant agreement - Total not to exceed \$73,925 - Financing: U.S. Department of Justice Grant Funds (\$57,979), and Current Funds (\$15,946) **[07-3718; APPROVED]**

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

37. Authorize **(1)** the application for and acceptance of the 2007 Project Safe Neighborhood/Anti-Gang initiative grant in the amount of \$94,992 from the U.S. Department Justice, Office of Justice Programs, Bureau of Justice Assistance for the Gang Unit officer overtime reimbursement and for safety equipment to combat gangs, guns and drug activity for the period of October 1, 2007 through September 30, 2008, **(2)** a local match in the amount of \$23,318, and **(3)** execution of the grant agreement - Total not to exceed \$118,310 - Financing: U.S. Department of Justice Grant Funds (\$94,992), and Current Funds (\$23,318) **[07-3719; APPROVED]**
38. Authorize **(1)** the application for and acceptance of the Impaired Driving Mobilization Selective Traffic Enforcement Program, Overtime Enforcement grant in the amount of \$90,000 from the Texas Department of Transportation for a statewide Driving While Intoxicated enforcement campaign to operate during various holiday periods, for the period December 21, 2007 through September 1, 2008, **(2)** a City contribution of pension and Federal Insurance Contributions Act costs in the amount of \$25,398, and **(3)** execution of the grant agreement - Total not to exceed \$115,398 - Financing: Current Funds (\$25,398) and Texas Department of Transportation Grant Funds (\$90,000) **[07-3720; APPROVED]**

Public Works & Transportation

39. Authorize a Funding Agreement with Dallas County for the preliminary design of paving and drainage improvements on Walnut Hill Lane from Luna Road to Malibu Drive - \$362,294 - Financing: 2006 Bond Funds **[07-3721; APPROVED]**
40. Authorize an increase in the contract with Satterfield & Pontikes Construction, Inc. for the purchase and installation of the security and access control system and additional scope of work for underground utilities necessary for the construction of the new Homeless Assistance Center to be located at 1818 Corsicana Street - Not to exceed \$257,825, from \$16,653,260 to \$16,911,085 - Financing: 2005 Bond Funds **[07-3722; APPROVED AS AN INDIVIDUAL ITEM]**
41. Authorize an Interlocal Agreement with the Texas Department of Transportation to allow agencies to connect to and/or use existing fiber-optic cable and/or related infrastructure for the purpose of transmitting and receiving video and transportation related data only - Financing: No cost consideration to the City **[07-3723; APPROVED]**
42. Authorize an Interlocal Agreement with the Texas Department of Transportation (TxDOT) for TxDOT to provide 100 percent of the construction costs for freeway lighting along Spur 408 from IH 20 to Loop 12 and for the City to provide 100 percent of the on-going annual operations and maintenance costs - Not to exceed \$88,300 - Financing: Current Funds (subject to annual appropriations) **[07-3724; APPROVED]**

CONSENT AGENDA (Continued)**Public Works & Transportation (Continued)**

43. Authorize **(1)** the receipt and deposit of funds from Dallas SE Retail, LTD. for reimbursement of materials and labor for adjustments to the traffic signal hardware at Buckner Boulevard and the Fiesta Mart Driveway; and **(2)** an increase in appropriations in the amount of \$78,781 in the Capital Projects Reimbursement Fund - \$78,781 - Financing: Capital Projects Reimbursement Funds (to be advanced by the developer) **[07-3725; APPROVED]**
44. Authorize **(1)** a contract for the construction of temporary paving, drainage and structural improvements phase 2A at Jack Evans Street from the Woodall Rodgers service road to Flora Street, and Flora Street from Jack Evans Street to Routh Street with MACVAL Associates, LLC, lowest responsible bidder of four, in an amount not to exceed \$179,915; and **(2)** assignment of the construction contract to the Dallas Center for the Performing Arts Foundation, Inc. as the City's agent and construction manager for all purposes, including inspection, supervision and coordination of construction work - \$179,915 - Financing: 2003 Bond Funds **[07-3726; APPROVED]**
45. Authorize **(1)** alley paving, storm drainage, water and wastewater main improvements for Alley Group 03-1122; provide for partial payment of alley 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 January 23, 2008, to receive comments (list attached) - Financing: No cost consideration to the City **[07-3727; APPROVED]**
46. Authorize **(1)** an Interlocal Agreement with the Texas Department of Transportation to obtain federal funds for a traffic safety program for enhancements to the police accident database software, provide engineering services to identify locations with accident trends, and implement improvements to reduce accidents in an amount not to exceed \$697,843; and **(2)** a required warrant local match in an amount not to exceed \$5,957 - Total not to exceed \$703,800 - Financing: Texas Department of Transportation Grant Funds (\$400,000), 2003 Bond Funds (\$214,475), 2006 Bond Funds (\$89,325) **[07-3728; APPROVED]**

Sanitation Services

47. Authorize an increase in the contract with Rodman Excavation, Inc. for construction of waste cell 6A of the McCommas Bluff Landfill related to the replacement of leachate pump controls - \$174,776, from \$3,190,846 to \$3,365,622 - Financing: Capital Construction Funds **[07-3729; APPROVED]**

Water Utilities

48. Authorize a contract for the installation of water and wastewater mains at 14 locations (list attached) - SYB Construction Co., Inc., lowest responsible bidder of six - \$4,518,591 - Financing: Water Utilities Capital Improvement Funds **[07-3730; APPROVED]**

CONSENT AGENDA (Continued)**Water Utilities (Continued)**

49. Authorize a contract for the installation of water and wastewater mains at 24 locations (list attached) - Omega Contracting, Inc., lowest responsible bidder of five - \$5,125,638 - Financing: Water Utilities Capital Improvement Funds (\$5,120,513), 2003 Bond Funds (\$5,125) **[07-3731; APPROVED]**
50. Authorize an Advanced Funding Agreement with the State of Texas, acting through the Texas Department of Transportation, for water and wastewater main relocations and adjustments in Northwest Highway (Loop 12) from 0.1 mile west of Midway Road to U.S. Highway 75 (North Central Expressway) - \$829,103 - Financing: Water Utilities Capital Construction Funds **[07-3732; APPROVED]**
51. Ratify an increase in the contract with John Burns Construction Company of Texas, Inc. for emergency repair of an existing 15-inch wastewater main in Singleton Boulevard - \$323,570, from \$4,138,052 to \$4,461,622 - Financing: Water Utilities Capital Construction Funds **[07-3733; APPROVED]**

ITEMS FOR INDIVIDUAL CONSIDERATION**City Secretary's Office**

52. 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) **[07-3734 AND 07-3735 FULL COUNCIL; APPOINTMENT MADE TO BOARDS]**
53. Authorize a resolution reporting the results of balloting for nominees to the Collin Central Appraisal District Board of Directors - Financing: No cost consideration to the City **[07-3736; APPROVED]**
54. Authorize a resolution reporting the results of balloting for nominees to the Denton Central Appraisal District Board of Directors - Financing: No cost consideration to the City **[07-3737; APPROVED]**
55. Authorize a resolution appointing a representative to the Dallas Central Appraisal District Board of Directors - Financing: No cost consideration to the City **[07-3738; APPROVED]**

Environmental & Health Services

56. Authorize the City Manager to enter into a ninety-four month contract, with two sixty-month renewal options, with Metro Dallas Homeless Alliance to provide management services for the transition of operations, programming, and management of the Homeless Assistance Center for the period December 12, 2007 through September 30, 2015 - Not to exceed \$27,173,214 - Financing: Current Funds (\$2,673,214), and Current Funds (\$24,500,000) (subject to annual appropriations) **[07-3739; APPROVED]**

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)**Environmental & Health Services (Continued)**

57. Authorize **(1)** expanding the operations of the Day Resource Center located at 901 South Ervay for overnight sleeping, seven days a week for the period December 15, 2007 through April 30, 2008, **(2)** the receipt and deposit of funds from First Presbyterian Church in the amount of \$50,000 and the Downtown Improvement District in the amount of \$17,500; and **(3)** an increase in appropriations in the budget for Environmental and Health Services - Not to exceed \$316,005, from \$18,989,815 to \$19,305,820 - Financing: Contingency Reserve Funds (\$248,505) and Private Funds (\$67,500) **[07-3740; APPROVED]**
58. Authorize an amendment to the lease agreement with Homer J. Rader, Jr., to modify the agreement to approve overnight sleeping/housing of the homeless at the Day Resource Center located at 901 South Ervay Street - Financing: No cost consideration to the City **[07-3741; APPROVED]**

ITEMS FOR FURTHER CONSIDERATION**Business Development & Procurement Services**

59. Authorize a thirty-six-month service contract for janitorial services at the Dallas Convention Center, Reunion Arena and Farmers Market - Andrew's Building Service, Inc., lowest responsible bidder of seven - Not to exceed \$13,731,475 - Financing: Convention and Event Services Current Funds (subject to annual appropriations) **[07-3742; APPROVED]**

PUBLIC HEARINGS AND RELATED ACTIONS**Department of Development Services**ZONING CASES – CONSENT [07-3743]

60. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a bank or savings and loan with drive-in windows within the Subarea 12 portion of PDD No. 298, the Bryan Area Special Purpose District, on the northwest line of Gaston Avenue, southwest of Haskell Avenue **[07-3744; ORDINANCE 27033; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED]**
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 Z056-242(RB)
61. A public hearing to receive comments regarding an application for and an ordinance creating a new subarea within Planned Development District No. 366 on property zoned a portion of Subdistrict No. 2 within Planned Development District No. 366, the Buckner Special Purpose District and an R-7.5(A) Single Family District, on the east side of Buckner Boulevard between Rayville Drive and Dell Garden Avenue **[07-3745; HEARING CLOSED; ORDINANCE 27034; CPC RECOMMENDATION FOLLOWED]**
Recommendation of Staff and CPC: Approval, subject to a development plan and conditions Z067-293(WE)

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

62. A public hearing to receive comments regarding an application for and an ordinance granting a Neighborhood Stabilization Overlay (NSO) on property zoned an R-10(A) Single Family District in an area on either side of Woodland Drive between Preston Road and Edgemere Road (Woodland Drive Neighborhood) **[07-3746; HEARING CLOSED; ORDINANCE 27035; CPC RECOMMENDATION FOLLOWED]**
Recommendation of Staff and CPC: Approval
Z067-327(MF)

ZONING CASES - INDIVIDUAL

63. A public hearing to receive comments regarding an application for a Neighborhood Stabilization Overlay (NSO) on property zoned an R-10(A) Single Family District in an area generally bounded by Garland Road, Peavy Road, the GC & SF Railroad, Old Gate Lane and the alley west of Redondo Drive (Casa Linda Estates) and an ordinance granting a Neighborhood Stabilization Overlay on Subdistrict 1 located south and west of Buckner Frontage **[07-3747; HEARING CLOSED; ORDINANCE 27036; APPROVED AS AMENDED]**
Recommendation of Staff: Approval
Recommendation of CPC: Approval of the Neighborhood Stabilization Overlay on Subdistrict 1 located south and west of Buckner Frontage and denial without prejudice of the remainder
Z067-291(MF)
64. A public hearing to receive comments regarding an application for a Planned Development District for MF-2(A) Multifamily District Uses on property zoned an MF-2(A) Multifamily District in the northwest quadrant of Northwest Highway and Lullwater Drive **[07-3748; HEARING CLOSED; ORDINANCE 27037; CORRECTED ON THE ADDENDUM; STAFF RECOMMENDATION FOLLOWED AS AMENDED]**
Recommendation of Staff: Approval, subject to a conceptual plan and conditions
Recommendation of CPC: Denial
Z067-299(RB)
65. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for vehicle sales, display, and service use on property zoned Subarea 1 in Planned Development District No. 534 on the north side of CF Hawn Freeway, east of La Paz Drive **[07-3749; HEARING CLOSED; ORDINANCE 27038; CPC RECOMMENDATION FOLLOWED]**
Recommendation of Staff: Approval for a three-year period with eligibility for automatic renewal of additional three-year periods, subject to a site plan, landscape plan, and conditions.
Recommendation of CPC: Approval for a three-year period subject to a site plan, landscape plan, and conditions
Z067-230(JH)

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

66. A public hearing to receive comments regarding an application for an MU-1 Mixed Use District on the western half of the site, and an MF-3(A) Multifamily District on the eastern half of the site with deed restrictions volunteered by the applicant on the entire site, on property zoned an MF-1(A) Multifamily District, in an area bounded by Lovers Lane, Amesbury Drive, Milton Street, and Matilda Street **[07-3750; DELETED ON THE ADDENDUM]**
Recommendation of Staff: Approval of an MU-1 Mixed Use District on the western half of the property and an MF-3(A) on the eastern half of the property and a strip along Milton Street on the western side of the property, subject to deed restrictions volunteered by the applicant on the entire property.
Recommendation of CPC: Denial
Z067-259(OTH)
67. A public hearing to receive comments regarding an application for a P(A) Parking District on property zoned an MF-1(A) Multifamily District on the southwest corner of Matilda Street and Lovers Lane **[07-3751; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED TO DENY]**
Recommendation of Staff: Approval, subject to a site plan
Recommendation of CPC: Denial
Z067-260(OTH)
68. A public hearing to receive comments regarding an application for and an ordinance granting a Neighborhood Stabilization Overlay (NSO) on property zoned an R-5(A) Single Family District in an area generally bounded by Lee Street, Pershing Street, Henderson Avenue and Homer Street and including both sides of Pershing and Homer (Cochran Heights) **[07-3752; DELETED ON THE ADDENDUM]**
Recommendation of Staff and CPC: Approval
Z067-318(MF)
69. A public hearing to receive comments regarding an application for and an ordinance granting an MU-2 Mixed Use District on property zoned an MF-2(A) Multifamily District and a resolution accepting the termination of existing deed restrictions, on the northeast line of Maple Avenue, north of Kimsey Drive with consideration being given to an MU-1 Mixed Use District **[07-3753; HEARING CLOSED; APPROVED AS AMENDED; BRING THE ORDINANCE BACK ON JANUARY 9, 2008]**
Recommendation of Staff: Approval of an MU-1 Mixed Use District in lieu of the requested MU-2 Mixed Use District, and approval of the termination of existing deed restrictions
Recommendation of CPC: Approval of an MU-2 Mixed Use District, and approval of the termination of existing deed restrictions
Z067-320(RB)

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

ZONING CASES - INDIVIDUAL (Continued)

70. A public hearing to receive comments regarding an application for and an ordinance granting the creation of a new subdistrict within Planned Development District No. 714, West Commerce Street/ Fort Worth Avenue Special Purpose District, on property zoned a TH-3(A) Townhouse District on the northeast corner of the terminus of Folsom Street, north of Fort Worth Avenue, east of Willomet Avenue **[07-3754; HEARING OPEN; HOLD UNDER ADVISEMENT UNTIL JANUARY 9, 2008]**
Recommendation of Staff and CPC: Approval, subject to conditions
Z067-272(OTH)
71. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a bar, lounge, or tavern and an inside commercial amusement for a live music venue on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the southwest line of Exposition Avenue, west of Parry Avenue **[07-3755; HEARING CLOSED; ORDINANCE 27039; CPC RECOMMENDATION FOLLOWED]**
Recommendation of Staff: Approval for a two-year period, subject to a site plan and conditions
Recommendation of CPC: Approval for a three-year period, subject to a site plan and conditions
Z067-334(RB)
72. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a bar, lounge, or tavern on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the southwest line of Exposition Avenue, west of Parry Avenue **[07-3756; HEARING CLOSED; ORDINANCE 27040; CPC RECOMMENDATION FOLLOWED]**
Recommendation of Staff: Approval for a two-year period, subject to a site plan and conditions
Recommendation of CPC: Approval for a three-year period, subject to a site plan and conditions
Z067-340(RB)
73. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a bar, lounge or tavern and an inside commercial amusement for a live music venue on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the southwest corner of Elm Street and Crowdus Street **[07-3757; HEARING OPEN; HOLD UNDER ADVISEMENT UNTIL JANUARY 9, 2008]**
Recommendation of Staff: Approval for a two-year period, subject to a site plan and conditions
Recommendation of CPC: Approval for a three-year period, subject to a site plan and conditions
Z067-336(JH)

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

74. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a bar, lounge or tavern on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the south side of Elm Street, east of Crowdus Street **[07-3758; HEARING CLOSED; ORDINANCE 27041; CPC RECOMMENDATION FOLLOWED]**
Recommendation of Staff: Approval for a two-year period, subject to a site plan and conditions
Recommendation of CPC: Approval for a three-year period, subject to a site plan and conditions
Z067-343(JH)
75. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a bar, lounge or tavern and an inside commercial amusement for a live music venue on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the south side of Elm Street, east of Crowdus Street **[07-3759; HEARING CLOSED; ORDINANCE 27042; CPC RECOMMENDATION FOLLOWED]**
Recommendation of Staff: Approval for a two-year period, subject to a site plan and conditions
Recommendation of CPC: Approval for a three-year period, subject to a site plan and conditions
Z067-344(JH)
76. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a bar, lounge, or tavern and an inside commercial amusement use limited to a Class A dance hall on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on both sides of Main Street, west of Hall Street **[07-3760; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED TO DENY]**
Recommendation of Staff: Approval for a two-year period, subject to a site plan and conditions
Recommendation of CPC: Denial
Z067-345(RB)
77. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a bar, lounge, or tavern and an inside commercial amusement for a live music venue on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the southeast line of Elm Street, west of Crowdus Street **[07-3761; HEARING CLOSED; ORDINANCE 27043; CPC RECOMMENDATION FOLLOWED]**
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
Z067-347(RB)

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

ZONING CASES - INDIVIDUAL (Continued)

78. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a bar, lounge, or tavern and an inside commercial amusement for a live music venue on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the northwest corner of Commerce Street and La France Street **[07-3762; HEARING CLOSED; ORDINANCE 27044; APPROVED AS AMENDED]**
Recommendation of Staff and CPC: Approval for a two-year period, subject to a site plan and conditions
Z067-348(RB)
79. A public hearing to receive comments regarding an application for a Planned Development District for mixed uses on property zoned an IM Industrial Manufacturing District and a CS Commercial Service District on both sides of Industrial Boulevard, between Continental Avenue and Union Pacific Railroad **[07-3763; HEARING CLOSED; ORDINANCE 27045; APPROVED AS AMENDED]**
Recommendation of Staff: Approval, subject to a conceptual plan and staff conditions
Recommendation of CPC: Approval, subject to a conceptual plan and conditions
Z067-288(JH)
80. A public hearing to receive comments regarding an application for a Specific Use Permit for an inside commercial amusement for a Class A dance hall and a bar, lounge, or tavern on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the southeast corner of Main Street and Good Latimer Expressway **[07-3764; HEARING CLOSED; DENIED]**
Recommendation of Staff: Approval for a two-year period, subject to site plans and conditions
Recommendation of CPC: Approval for a one-year period, subject to site plans and conditions
Z067-305(JH)
81. A public hearing to receive comments regarding an application for a Specific Use Permit for a bar, lounge, or tavern on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the southwest line of Exposition Avenue, east of Ash Lane **[07-3765; HEARING CLOSED; ORDINANCE 27046; CPC RECOMMENDATION FOLLOWED]**
Recommendation of Staff: Approval for a two-year period, subject to a site plan and conditions
Recommendation of CPC: Approval for a one-year period, subject to a site plan and conditions
Z067-332(RB)

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

ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL

- 82. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for TH-2(A) Townhouse District uses and non-residential uses on property zoned a TH-1(A) Townhouse District, located on the north side of Northwest Highway, west of Midway Road **[07-3766; HEARING CLOSED; STAFF RECOMMENDATION FOLLOWED TO DENY]**
Recommendation of Staff: Denial
Recommendation of CPC: Approval, subject to a conceptual plan and conditions Z067-178(WE)
Note: This item was considered by the City Council at a public hearing on November 28, 2007, and was taken under advisement until December 12, 2007, with the public hearing open.

MISCELLANEOUS HEARINGS

Department of Development Services

Municipal Setting Designation at 2057 & 2071 Singleton Blvd & 3000, 3010, 3030 Hampton Rd

Note: Item Nos. 83 and 84 must be considered collectively.

- 83. * A public hearing to receive comments on a proposed municipal setting designation to prohibit the use of groundwater beneath property owned by Caver Family Trust located near the intersection of Singleton Boulevard and Hampton Road and adjacent street rights-of-way - Financing: No cost consideration to the City **[07-3767; HEARING CLOSED]**
- 84. * An ordinance authorizing support of the issuance of a municipal setting designation to Caver Family Trust 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 **[07-3767; ORDINANCE 27047; APPROVED]**
Recommendation of Staff: Approval

Housing

FY 2007-08 Consolidated Plan Reprogramming Budget #1

Note: Item Nos. 85 and 86 must be considered collectively.

- 85. * A public hearing to receive comments on the final FY 2007-08 Consolidated Plan reprogramming Budget # 1 to reprogram \$5,616,780 of Community Development Grant Funds from the Basic Home Repair Program, Minor Home Repair Program and the Replacement/SHARE Program to the Major Systems Repair Program and the Reconstruction/SHARE Program and \$492,378 of HOME funds from the Replacement Program to the Reconstruction/SHARE Program - Financing: No cost consideration to the City of Dallas **[07-3768; HEARING CLOSED]**

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

MISCELLANEOUS HEARINGS (Continued)

Housing (Continued)

**FY 2007-08 Consolidated Plan
Reprogramming Budget #1** (Continued)

Note: Item Nos. 85 and 86 must be considered collectively.

86. * Authorize adoption of the final FY 2007-08 Consolidated Plan Reprogramming Budget #1 to reprogram \$5,616,780 of Community Development Grant Funds from the Basic Home Repair Program, Minor Home Repair Program and the Replacement/SHARE Program to the Major Systems Repair Program and the Reconstruction/SHARE Program and \$492,378 of HOME funds from the Replacement Program to the Reconstruction/SHARE Program - Total not to exceed \$6,109,158 - Financing: 2007-08 Community Development Grant Funds (\$5,616,780); 2007-08 HOME funds (\$492,378) **[07-3768; APPROVED]**

**ADDENDUM
CITY COUNCIL MEETING
DECEMBER 12, 2007
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBERS, CITY HALL
DALLAS, TEXAS 75201
9:00 A. M.**

ADDITIONS:

Closed Session **[07-3769; NOT HELD]**

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

- Legal issues involving the design and construction of the Latino Cultural Center

CONSENT ADDENDUM

Aviation

1. Authorize an amendment to Resolution No. 07-1858, previously approved on June 20, 2007, to reduce Gulfstream Aerospace Corporation's minimum commitment from \$40,000,000 to \$20,000,000 and reimburse Gulfstream's environmental remediation costs exceeding \$100,000 through rental credits at Dallas Love Field - Estimated Annual Revenue: \$86,144 **[07-3770; APPROVED AS AN INDIVIDUAL ITEM]**

Business Development & Procurement Services

2. Authorize **(1)** rescinding the twelve-month master agreement with The Around the Clock Freightliner Group L.P., previously approved on March 28, 2007, by Resolution No. 07-1036, for automated refuse trucks; **(2)** a twelve-month master agreement for automated refuse trucks - Rush Truck Center, lowest responsible bidder of four in the amount of \$1,435,098; **(3)** an increase in the master agreement with Rush Truck Center for four additional automated refuse trucks in the amount of \$410,028, from \$1,435,098 to \$1,845,126; and **(4)** an increase in the master agreement with Equipment Southwest, Inc. for four additional single arm automated bodies in the amount of \$298,800, from \$1,045,800 to \$1,344,600 - Total amount not to exceed \$2,143,926 - Financing: 2004 Equipment Acquisition Contractual Obligation Notes (\$309,093), 2005 Equipment Acquisition Contractual Obligation Notes (\$8,328), 2006 Equipment Acquisition Contractual Obligation Notes (\$1,539,637), 2007 Equipment Acquisition Contractual Obligation Notes (\$286,868) **[07-3771; APPROVED AS AMENDED]**

City Attorney's Office

3. Authorize settlement of the lawsuit styled Marilyn Ford v. City of Dallas, Cause No. 3:05-CV-1676-D - Not to exceed \$55,000 - Financing: Current Funds **[07-3772; APPROVED]**
4. Authorize Supplemental Agreement No. 1 to the professional services contract with the law firm of Chaffe McCall, L.L.P. for additional legal services necessary in the lawsuit styled Thinkstream, Inc. v. The City of Dallas, Cause No. 06-834-JVP-DLD - Not to exceed \$5,577, from \$25,000 to \$30,577 - Financing: Current Funds **[07-3773; APPROVED]**

**ADDENDUM
CITY COUNCIL MEETING
DECEMBER 12, 2007**

ADDITIONS: (Continued)
CONSENT ADDENDUM (Continued)

City Auditor's Office

5. Authorize the City Auditor's 2007-08 Annual Audit Plan as required by paragraph 4(b) of Resolution No. 79-0723, previously approved on February 28, 1979, and as amended by Resolution No. 90-4027, previously approved on December 12, 1990 - Financing: No cost consideration to the City **[07-3774; APPROVED AS INDIVIDUAL ITEM]**

Code Compliance

6. Authorize an actual reasonable moving and related expenses-nonresidential payment for Joseph R. Story, dba Pallet Repair Services, who will be displaced as a direct result of real property acquisition of the property at 1301 McDonald Street, Bay #2, to be used in conjunction with the Trinity River Corridor Project to be paid once City has obtained proof that Pallet Repair Services has vacated the premises - Not to exceed \$106,050 - Financing: 1998 Bond Funds **[07-3775; DEFERRED UNTIL JANUARY 9, 2008]**

Department of Development Services

7. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Family Design Homes, Inc., dba Forney Building & Mortgage, of 2 tracts of unimproved land containing a total of approximately 5 acres located in Kaufman County for the Lake Tawakoni 144-inch Pipeline - \$225,540 - Financing: Water Utilities Capital Construction Funds **[07-3776; APPROVED]**
8. An ordinance abandoning portions of sanitary sewer easements to the Board of Regents of The University of Texas System, the abutting owner, containing a total of approximately 17,430 square feet of land located near the intersection of Inwood and Forest Park Roads - Revenue: \$5,400 plus the \$20 ordinance publication fee **[07-3777; ORDINANCE 27048; APPROVED]**
9. An ordinance abandoning portions of utility and water line easements to Skyline Apartments Limited Partnership, the abutting owner, containing a total of approximately 6,727 square feet of land located near the intersection of Harry Hines Boulevard and the Dallas North Tollway - Revenue: \$5,400 plus the \$20 ordinance publication fee **[07-3778; ORDINANCE 27049; APPROVED]**
10. An ordinance abandoning portions of water main, sewer, sanitary sewer, fire lane and utility easements to Dallas County Community College District, the abutting owner, containing a total of approximately 27,744 square feet of land located near the intersection of Walnut Street and Abrams Road - Revenue: \$5,400 plus the \$20 ordinance publication fee **[07-3779; ORDINANCE 27050; APPROVED]**

**ADDENDUM
CITY COUNCIL MEETING
DECEMBER 12, 2007**

ADDITIONS: (Continued)
CONSENT ADDENDUM (Continued)

Department of Development Services (Continued)

11. An ordinance abandoning portions of fire lane, storm drain, sanitary sewer and water main easements to 7373 Valley View Apartments Limited Partnership and City North Development Group, L.P., the abutting owners, containing a total of approximately 38,516 square feet of land located near the intersections of Meandering Way and Lyndon B. Johnson Freeway and Valley View and Thistle Lanes - Revenue: \$5,400 plus the \$20 ordinance publication fee **[07-3780; ORDINANCE 27051; APPROVED]**
12. An ordinance granting a Specific Use Permit for a bar, lounge or tavern on property zoned Planned Development District No. 269, the Deep Ellum / Near East Side Special Purpose District, on the north side of Commerce Street, east of Good Latimer Expressway - Z067-342 - Financing: No cost consideration to the City **[07-3781; ORDINANCE 27021; APPROVED AS AN INDIVIDUAL ITEM]**

Economic Development

13. Authorize a 50 percent new business personal property tax abatement agreement for five-years with Softlayer Technologies, Inc. and DCI Technology Infomart, LP located at 1950 North Stemmons Freeway - Revenue: First year revenue estimated at \$89,748; five-year revenue estimated at \$448,740; (Estimated revenue foregone for five-year new business personal property tax abatement estimated at \$448,740) **[07-3782; APPROVED AS AN INDIVIDUAL ITEM]**
14. Authorize amendments to Resolution No. 06-2441, previously approved on September 13, 2006, and Resolution No. 07-1307, previously approved on April 25, 2007, for the redevelopment of the Santa Fe IV building located at 1033 Young Street in the Downtown Connection TIF District to **(a)** reduce the required number of hotel rooms from 190 to 170, **(b)** redefine the meeting and retail space to require 8,000 square feet of meeting space, including a lounge/bar **(c)** approve the use of a lounge/bar as meeting the conditional use category, **(d)** extend the date to obtain a building permit and the date to complete construction, each by six months, **(e)** increase the private investment from \$20,000,000 to \$21,600,000, **(f)** characterize a portion of the TIF subsidy as grants in accordance with the Downtown Connection TIF District Grant Program and Criteria, subject to City Council approval, and **(g)** allow the Office of Economic Development Director to authorize adjustments to the project contingencies should reasonable adjustments be needed and supported by additional consideration - Financing: No cost consideration to the City **[07-3783; APPROVED AS AN INDIVIDUAL ITEM]**

**ADDENDUM
CITY COUNCIL MEETING
DECEMBER 12, 2007**

ADDITIONS: (Continued)
CONSENT ADDENDUM (Continued)

Economic Development (Continued)

15. Authorize Supplemental Agreement No. 1 to the Development Agreement with Pacific 2004 Holdings, Ltd., for the development and redevelopment of the Tower Petroleum Building located at 1907 Elm Street and 1900 Pacific Avenue in Tax Increment Financing Reinvestment Zone Eleven (Downtown Connection TIF District) to extend the required deadline for the public announcement of a hotel brand and execution of a contract with the hotel brand for the Tower Petroleum Building from December 13, 2007 to March 31, 2008, without penalty to the priority payment - Financing: No cost consideration to the City **[07-3784; APPROVED AS AN INDIVIDUAL ITEM]**

Note: Item Nos. 16 and 17 must be considered collectively.

Downtown Connection TIF District

16. * Subject to City Council approval of certain Downtown Connection TIF District Project and Financing Plan amendments, authorize **(1)** a development agreement with 1600 Pacific Partners, No. 1, L.P. , to provide funding for the redevelopment of 1600 Pacific Avenue located in Tax Increment Financing Reinvestment Zone Eleven (Downtown Connection TIF District), and, **(2)** the Downtown Connection TIF District Board of Directors to dedicate future tax increment revenue of the Downtown Connection TIF District in an amount not to exceed the lesser of **(a)** 25 percent of the added DCAD value one year after project completion on 1600 Pacific Avenue plus \$4,000,000 for additional assistance for affordable housing development, or **(b)** \$15,908,777 - Not to exceed \$15,908,777 - Financing: Downtown Connection TIF District Funds **[07-3785; APPROVED AS AN INDIVIDUAL ITEM]**
17. * A resolution declaring the intent of Tax Increment Financing District Reinvestment Zone Number Eleven (Downtown Connection TIF District) to reimburse 1600 Pacific Partners, No. 1, L.P., for eligible expenditures pursuant to the development agreement with 1600 Pacific Partners, No. 1, L.P. - Financing: No cost consideration to the City **[07-3785; APPROVED AS AN INDIVIDUAL ITEM]**

**ADDENDUM
CITY COUNCIL MEETING
DECEMBER 12, 2007**

ADDITIONS: (Continued)
CONSENT ADDENDUM (Continued)

Equipment & Building Services

18. Authorize the City Manager to execute **(1)** Supplemental Agreement No. 1 to the Energy Performance Contract with TAC America, Inc. to perform design and construction of energy conservation improvements at the Dallas Museum of Art, in an amount not to exceed \$5,962,047, which includes an amount not to exceed \$609,480 for performance assurance support services (not to exceed \$60,948 per year during the term of the contract) and an amount not to exceed \$42,960 for the cost of the energy audit, and provide a ten year guarantee of energy savings as a result of the energy conservation improvements; and **(2)** a Municipal Lease-Purchase Agreement from the All American Investment Group, LLC to finance the design and construction of the energy conservation improvements including an option to purchase the improvements on or before the termination of the agreement, with lease payments in an amount not to exceed \$5,294,560 plus interest, to be repaid from electric and natural gas savings resulting from the energy conservation measures in forty quarterly payments, beginning in FY 2008-09, the total of all payments plus interest not to exceed \$6,627,110 - Financing: Municipal Lease-Purchase Agreement and Current Funds (\$6,627,110); Current Funds (\$609,480) (subject to annual appropriations) **[07-3786; APPROVED AS AN INDIVIDUAL ITEM]**
19. Authorize **(1)** an increase in the construction contract with Reeves Construction Services, Inc. for installation of a sump pit, sump pump, and collection pipes at the Police Quartermaster building located at 1600 South Lamar Street in the amount of \$88,886, from \$1,383,389 to \$1,472,275, and **(2)** the establishment of appropriations in the 2003 Bond Funds in the amount of \$88,886 - Not to exceed \$88,886 - Financing: 2003 Bond Funds **[07-3787; APPROVED]**

Housing

20. Authorize an amendment to the Public/Private Partnership Program to include a special category for an Economic Development General Obligation Bond Program for Southern Dallas in the Guidelines and Criteria governing economic development loans and grants pursuant to Chapter 380 of the Texas Local Government Code - Financing: No cost consideration to the City **[07-3788; APPROVED]**
21. Authorize an amendment to the Single-Family Housing Infrastructure Development Bond Program Statement to allow for unsolicited proposals that meet the overall program purpose, to provide that the current standard of income applies to previously approved projects, and to clarify the City's participation structure - Financing: No cost consideration to the City **[07-3789; APPROVED]**

**ADDENDUM
CITY COUNCIL MEETING
DECEMBER 12, 2007**

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

Park & Recreation

22. Authorize a decrease in the contract with Shirley and Sons Construction Company, Inc. for deletion of one of the three construction staging areas, and concrete slope protection at Stonebridge Drive for dredging and erosion control improvements for Stonebridge and Blackburn Ponds - (\$72,697), from \$960,766 to \$888,070 - Financing: 2003 Bond Funds (-\$5,589) and Capital Gifts, Donation and Development Funds (-\$67,108) **[07-3790; APPROVED]**
23. Authorize Supplemental Agreement No. 3 to the design-build contract with Heery International, Inc. to increase the Guaranteed Maximum Price for the addition of 20,000 new seats, new concessions, rest rooms, conference center and South end zone open-air club level, partial facade, renovation and expansion of existing locker rooms and reconstruction of the two entrance gates for Fair Park at Cullum Boulevard and Martin Luther King, Jr. Boulevard and Cullum Boulevard and Grand Avenue in Fair Park located at 3750 Midway Plaza - Not to exceed \$38,316,000, from \$19,042,059 to \$57,358,059 - Financing: 2006 Bond Funds (\$38,028,764) and State Fair of Texas Capital Construction Interest Earnings (\$287,236) **[07-3791; APPROVED AS INDIVIDUAL ITEM]**
24. Authorize **(1)** acceptance of a grant from Dallas CBD Enterprises, Inc. ("DCBDE"), managing entity for the Downtown Dallas Improvement District for the restoration of Dealey Plaza, in the amount of \$200,000; **(2)** the establishment of appropriations in the amount of \$200,000 in the Capital Gifts, Donation and Development Fund; and, **(3)** execution of the grant agreement - \$200,000 - Financing: Capital Gifts, Donation and Development Funds **[07-3792; APPROVED AS INDIVIDUAL ITEM]**

Public Works & Transportation

25. A resolution designating hearing officers to administratively adjudicate all red light violations for which a civil red light citation has been issued under the City's automated red light enforcement program - Financing: No cost consideration to the City **[07-3793; APPROVED]**
26. Authorize professional services contracts with 11 consulting firms for the engineering design of 15 bridge repair and modification projects, 7 erosion control projects, 1 flood management project, 3 street reconstruction projects, 2 streetscape/urban design projects, 1 target neighborhood project, and 11 thoroughfare projects (list attached) - \$3,479,778 - Financing: 2006 Bond Funds (\$3,168,501), 2003 Bond Funds (\$38,697), Water Utilities Capital Improvement Funds (\$100,190), and Water Utilities Construction Funds (\$172,390) **[07-3794; APPROVED]**

**ADDENDUM
CITY COUNCIL MEETING
DECEMBER 12, 2007**

ADDITIONS: (Continued)
ITEMS FOR INDIVIDUAL CONSIDERATION

Water Utilities

27. Authorize the application for and acceptance of a loan from the Texas Water Development Board in an amount up to \$23,400,000 for financial assistance in the design and construction of water conservation and development projects for implementation of Dallas' recommended strategies in the State Water Plan - Financing: Water Utilities Current Funds (approximately \$1,200,000 annually for 20 years) (subject to annual appropriations) **[07-3795; APPROVED]**

PUBLIC HEARINGS AND RELATED ACTIONS

Department of Development Services

ZONING CASES - INDIVIDUAL

28. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 1567 for a homeless assistance center use on property zoned Planned Development District No. 715 for CA-1(A) Central Area District uses and a homeless assistance center use, located on the south corner of Cadiz Street and Ervay Street **[07-3796; HEARING CLOSED; ORDINANCE 27052; CPC RECOMMENDATION FOLLOWED]**
Recommendation of Staff and CPC: Approval, subject to conditions
Z078-117(DC)

CORRECTION:

Department of Development Services

ZONING CASES - INDIVIDUAL

64. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for MF-2(A) Multifamily District Uses on property zoned an MF-2(A) Multifamily District in the northwest quadrant of Northwest Highway and Lullwater Drive **[07-3748]**
Recommendation of Staff: Approval, subject to a conceptual plan and conditions
Recommendation of CPC: Denial
Z067-299(RB)

**ADDENDUM
CITY COUNCIL MEETING
DECEMBER 12, 2007**

DELETIONS:

City Attorney's Office

9. Authorize a professional services contract with the law firm of Adorno Yoss White & Wiggins, L.L.P. for legal services necessary in the lawsuit styled Theron Green v. City of Dallas, et al., Civil Action No. 3:07-CV-0016-N - Not to exceed \$65,000 - Financing: Current Funds **[07-3691]**

Housing

23. Authorize a resolution declaring approximately 18 acres located near the intersection of St. Augustine Road and Elam Road unwanted and unneeded and authorizing its conveyance to Dallas Neighborhood Alliance for Habitat, a City certified Community Housing Development Organization, through the Land Transfer Program - Revenue: \$104,465 **[07-3705]**
24. Authorize **(1)** an amendment to the Single-Family Housing Infrastructure Development Bond Program Statement to allow for unsolicited proposals, to provide that the current standard of income applies to previously approved projects, and to clarify the City's participation structure, and **(2)** a participation agreement and private development contract with St. Andrews Housing, LLC, for street infrastructure development costs to support the development of a single-family housing subdivision at 318 North St. Augustine Road - Total not to exceed \$377,304 - Financing: 2003 Bond Funds **[07-3706]**

Park and Recreation

33. Authorize Supplemental Agreement No. 6 to the professional services contract with Brown, Reynolds and Watford Architects, Inc. for design, bidding, and construction administration for the Texas Horse Park located at 811 Pemberton Hill Road - Not to exceed \$2,673,000, from \$3,618,305 to \$6,291,305 - Financing: 1998 Bond Funds (\$1,743,750) and 2006 Bond Funds (\$929,250) **[07-3715]**

**ADDENDUM
CITY COUNCIL MEETING
DECEMBER 12, 2007**

DELETIONS: (Continued)

Department of Development Services

ZONING CASES - INDIVIDUAL

66. A public hearing to receive comments regarding an application for an MU-1 Mixed Use District on the western half of the site, and an MF-3(A) Multifamily District on the eastern half of the site with deed restrictions volunteered by the applicant on the entire site, on property zoned an MF-1(A) Multifamily District, in an area bounded by Lovers Lane, Amesbury Drive, Milton Street, and Matilda Street **[07-3750]**
Recommendation of Staff: Approval of an MU-1 Mixed Use District on the western half of the property and an MF-3(A) on the eastern half of the property and a strip along Milton Street on the western side of the property, subject to deed restrictions volunteered by the applicant on the entire property.
Recommendation of CPC: Denial
Z067-259(OTH)
68. A public hearing to receive comments regarding an application for and an ordinance granting a Neighborhood Stabilization Overlay (NSO) on property zoned an R-5(A) Single Family District in an area generally bounded by Lee Street, Pershing Street, Henderson Avenue and Homer Street and including both sides of Pershing and Homer (Cochran Heights) **[07-3752]**
Recommendation of Staff and CPC: Approval
Z067-318(MF)

Tracts for Trinity River Parkway Project
Agenda Item #11

<u>Tract</u>	<u>Owner</u>	<u>Block</u>	<u>Offer Amount</u>	<u>Council District</u>
1.	Stemmons Associates	4/7697	\$260,000	6
2.	Stemmons Associates	4/7697	\$48,000	6
3.	Betty R. Rosenfeld, Individually and as Independent Executrix of the Estate of Marshall D. Rosenfeld, deceased	4/7697	\$490,000	6

Alley Group 03-1122
Agenda Item #45

<u>Project</u>	<u>Limits</u>	<u>Council District</u>
West 8th Street & Melba Street	from North Zang Boulevard to North Beckley Avenue	1
West 10th Street & West Jefferson Boulevard	from North Oak Cliff Boulevard to North Marlborough Avenue	1
South Marlborough Avenue & South Oak Cliff Boulevard	from West 12th Street to Wentworth Street	1
North and parallel to Gulf Palms Drive	from White Oak Drive to Lewiston Avenue	5

**Installation of Water and Wastewater Mains
at 14 Locations
Agenda Item #48**

District 2

Cristler Avenue from Gurley Avenue to Lindsley Avenue

District 3

Turner Avenue from alley north of Salmon Drive south

Barberry Drive from Walter Drive to Leander Drive*

Walter Drive from Anniels Drive to Barberry Drive*

District 7

Eighth Street from Moore Street to Corinth Street

Lawnview Avenue from Hunnicut Road to Lovett Avenue

District 9

Lakeshore Drive from Copperfield Lane to Lakewood Boulevard

Lakewood Boulevard from Lakeshore Drive to West Shore Drive

Wendover Road from Westlake Avenue to Lakeshore Drive

District 14

Clermont Avenue from San Mateo Boulevard to Santa Fe Avenue

Fulton Street from Columbia Avenue to Alton Avenue

Oriole Drive from Wren Way to Mockingbird Lane

Prescott Avenue from Gilbert Avenue to Throckmorton Street

Valencia Street from Santa Fe Avenue to Sarasota Circle

*Trenchless Installation

**Installation of Water and Wastewater Mains
at 24 Locations
Agenda Item #49**

District 1

Alley between Montreal Avenue and Oak Cliff Boulevard from Brooklyn Avenue
to Burlington Boulevard
Burlington Boulevard from Hollywood Avenue east
Chalmers Street from Burlington Boulevard to Aster Street

District 2

Anson Road from Cortland Avenue to Denton Drive
Beacon Street from alley north of Reiger Avenue southeast
Elm Street from Good Latimer Expressway to Walton Street
Forest Park Road from Empire Central to Langston Court
Harry Hines Boulevard from south of Empire Central to Hawes Avenue
Main Street from Good Latimer Expressway to Walton Street
Valdina Street from Wycliff Avenue northwest

District 3

Evergreen Hill Road from Cedar Hill Avenue to Kessler Parkway
Kessler Parkway from Dealey Avenue to Evergreen Hill Road
Mican Drive from south of Singleton Boulevard south

District 6

Fitchburg Street from Tallyho Lane to Clymer Street
Harlingen Street from Leath Street north
Justin Avenue from Davis Street to Spruce Street
Lapsley Street from Few Street to Fitchburg Street
Palacios Avenue from Singleton Boulevard to McBroom Street
Pueblo Street from Palacios Avenue to Hammerly Drive
Radar Way from Army Avenue to Stillwell Boulevard
Shadrack Drive from Singleton Boulevard south
Spruce Street from Justin Avenue to Dwight Avenue
Toronto Street from Palacios Avenue west

District 14

Lovers Lane from Menier Street to Preston Park Drive