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CITY SECRETARY
DALLAS, TEXAS

**ADDENDUM
CITY COUNCIL MEETING
WEDNESDAY, MAY 28, 2008
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBERS, CITY HALL
DALLAS, TX 75201
9:00 A.M.**

REVISED ORDER OF BUSINESS

Agenda items for which individuals have registered to speak will be considered no earlier than the time indicated below:

9:00 a.m. **INVOCATION AND PLEDGE OF ALLEGIANCE**

OPEN MICROPHONE

CLOSED SESSION

MINUTES

Item 1

CONSENT AGENDA

Items 2 - 44

CONSENT ADDENDUM

Items 1 - 14

ITEMS FOR INDIVIDUAL CONSIDERATION

No earlier
than 9:30 a.m.

Items 45 - 49, 51 - 53

To be considered after 12:00 noon

Item 50

PUBLIC HEARINGS AND RELATED ACTIONS

1:00 p.m.

Items 54 - 74
Addendum Item 15

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9:00 A. M.**

ADDITIONS:

CONSENT ADDENDUM

Aviation

Ambassador Aviation, Ltd.

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

1. * Authorize an amendment to the lease agreement with Ambassador Aviation, Ltd. and DalExec, L.L.C. (co-owners of Ambassador Aviation) to add eight years to the lease term, adjust rent escalators and grant an option to add approximately 12,000 square feet of land to the lease when it becomes available, in consideration of Ambassador Aviation, Ltd. and DalExec, L.L.C. commitment to expend not less than \$1,000,000 on new capital improvements on the leased premises within ten years from the effective date of the lease amendment at Dallas Executive Airport - Estimated Annual Revenue \$8,363
2. * Authorize a Chapter 380 economic development grant agreement with Ambassador Aviation, Ltd. and DalExec, L.L.C. in the amount of \$750,000 in consideration of infrastructure development and other related costs associated with its expansion at Dallas Executive Airport, pursuant to the Public/Private Partnership Program - Not to exceed \$750,000 - Financing: Public/Private Partnership Funds

Business Development & Procurement Services

3. Authorize a professional services contract for the planning and design of a South Dallas Fair Park Entertainment District - Mill City Renaissance Fund, Inc., only proposer - Not to exceed \$148,500 - Financing: U.S. Department of Housing Urban Development Grant Funds

Department of Development Services

4. An ordinance amending Chapter 43 of the Dallas City Code to: **(1)** revise fees for newsrack licenses; **(2)** revise certain design and appearance standards and locational requirements for newsracks; **(3)** revise the boundaries of the "expanded central business district" multiple newsrack unit zone and require plans for the installation of multiple newsrack units in the zone; **(4)** provide for certain notices to be published in a newspaper of general circulation in the city; **(5)** authorize the city to contract for the installation, operation, maintenance, repair, removal, and replacement of multiple newsrack units in a multiple newsrack unit zone; **(6)** provide transitional provisions; and **(7)** amend Ordinance No. 26809 to reduce transitional license fees - Financing: No cost consideration to the City

**ADDENDUM
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ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

Economic Development

5. Authorize a Chapter 380 economic development forgivable loan agreement with City Wide Community Development Corporation to acquire and demolish the Sunset Motel located at 4343 Lancaster Road and the Southern Comfort Motel located at 4411 Lancaster Road both in Dallas, Texas in the Lancaster Corridor to redevelop into two commercial buildings that will address a shortage of business rental space, provide a skills training facility and remove slum and blight from the area - Not to exceed \$850,000 - Financing: Public/Private Partnership Funds
6. Authorize the release of a lien in the amount of \$25,000 on real property held as collateral for a loan made by the South Dallas/Fair Park Trust Fund to Terrance Henderson d/b/a A Taste of New Orleans restaurant, 4837 Spring Avenue - Financing: No cost consideration to the City

Note: Item Nos. 7 and 8 must be considered collectively.

Davis Garden TIF District

7. * Authorize **(1)** a development agreement with INCAP Master Development, LLC to provide funding for TIF-eligible project costs related to the horizontal development only (demolition and environmental remediation) of six structurally and functionally obsolete apartment complexes in anticipation of future vertical development and median improvements on Davis Street between Hampton and Montclair Roads in Tax Increment Financing Reinvestment Zone Number Sixteen (Davis Garden TIF District); and **(2)** the Davis Garden TIF District Board of Directors to dedicate up to \$4,008,247 from future Davis Garden TIF revenues in accordance with the development agreement - Not to exceed \$4,008,247 - Financing: Davis Garden TIF District Funds
8. * A resolution declaring the intent of Tax Increment Financing Reinvestment Zone Number Sixteen (Davis Garden TIF District) to reimburse INCAP Master Development, LLC up to \$4,008,247 for certain TIF-eligible project costs related to the environmental remediation and demolition of six structurally and functionally obsolete apartment complexes and median improvements on Davis Street between Hampton and Montclair Roads in the Davis Garden TIF District - Financing: No cost consideration to the City

**ADDENDUM
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ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

Environmental & Health Services

9. Authorize **(1)** the payment of General Obligation Homeless Bond funds to the Central Dallas Community Development Corporation for partial rehabilitation costs in connection with the CityWalk @ Akard Project located at 511 North Akard in exchange for the development of 50 units to be deed restricted for homeless and chronically homeless persons for a period of 30 years; and **(2)** an amendment to Resolution No. 07-1595, previously approved on May 23, 2007, to increase the number of units for the CityWalk @ Akard Project from 194 to 200 - Not to exceed \$1,500,000 - Financing: 2005 Bond Funds

Park & Recreation

10. Authorize **(1)** a public hearing to be held on June 11, 2008 to receive comments on readopting and continuing in effect Chapter 12, "City Youth Program Standards of Care," of the Dallas City Code, to re-establish standards of care for certain city youth programs in compliance with State Law, and at the close of the hearing, **(2)** approval of an ordinance to readopt Chapter 12 of the Dallas City Code - Financing: No cost consideration to the City

Police

11. An ordinance amending Chapter 40B of the Dallas City Code to: **(1)** enhance record keeping requirements for secondary metals recyclers; **(2)** require photographs and thumbprints of sellers of regulated metal property; **(3)** require regulated metal property be paid for by check mailed to the seller, unless the seller holds a valid cash transaction card; **(4)** require regulated metal property to be delivered in a motor vehicle to a secondary metals recycler's place of business; **(5)** require a five-day hold on purchased regulated metal property; **(6)** require proof of ownership or authority to sell catalytic converters; and **(7)** and make changes conforming to state law - Financing: No cost consideration to the City

Sanitation Services

12. An ordinance amending Chapter 18 of the Dallas City Code to adjust solid waste disposal charges - Estimated Annual Revenue: \$297,566

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ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

Trinity River Corridor Project

13. Authorize settlement in lieu of proceeding further with condemnation for the acquisition of approximately 1,415 acres of land located near the intersection of Loop 12 and Pemberton Hill Road from Metropolitan Sand and Gravel Company, L.L.C. or its successor, and approximately 111 acres of land located near the intersection of Linfield Road and Hull Avenue from Weir Bros. Partners, L.L.C., for the Trinity River Corridor Project - \$8,900,000 - Financing: 1998 Bond Funds (\$1,500,000), 2006 Bond Funds (\$5,200,000), and U.S. Army Corps of Engineers Project Cooperation Funds (\$2,200,000)

Water Utilities

14. Authorize Supplemental Agreement No. 1 to the professional services contract with Finish Well Companies dba Global Bridgebuilders, formerly Diversity Management Strategies, LLC, **(1)** for the continuing assessment and development of a training program to enhance workforce diversity and employee productivity with the Water Utilities Department; and **(2)** perform assessments and develop training programs to enhance workforce diversity and employee productivity in additional departments - Not to exceed \$246,800 from \$72,000 to \$318,800 - Financing: Water Utilities Current Funds (\$96,800), Current Funds (\$150,000) (subject to annual appropriations)

PUBLIC HEARINGS AND RELATED ACTIONS

Department of Development Services

DEVELOPMENT CODE AMENDMENTS - CONSENT

15. A public hearing to receive comments regarding consideration of amendments to Article IX, Thoroughfares, of Chapter 51A, the Dallas Development Code, to amend regulations pertaining to the effective date of street name changes and an ordinance granting the amendments
Recommendation of Staff and CPC: Approval
DCA078-004

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CORRECTIONS:

Human Resources

30. Authorize the purchase ~~a contract~~ with Lawson Software, Incorporated for the purchase and maintenance of the Lawson human resources and payroll software and end-user licenses to support the upgrade of the Human Resources Information System - Total not to exceed \$40,000 - Financing: 2007 Equipment Acquisition Contractual Obligation Notes

Department of Development Services

ZONING CASES - INDIVIDUAL

60. A public hearing to receive comments regarding an application ~~to amend~~ for and an ordinance granting an amendment to Zones 1A and 1B of Planned Development District No. 184 for office, retail and residential uses, on the northeast corner of Cedar Spring Road and Carlisle Street
Recommendation of Staff: Approval, subject to a conceptual plan, revised development plan, landscape plan and staff's recommended conditions
Recommendation of CPC: Denial
Z078-159(WE)

DELETIONS:

City Secretary's Office

47. Consideration and appointment of a member to the Dallas/Fort Worth International Airport Board of Directors (Closed Session, if necessary, Personnel, Sec. 551.074, T.O.M.A) (List of nominees is available in the City Secretary's Office)

Department of Development Services

ZONING CASES - INDIVIDUAL

59. A public hearing to receive comments regarding an application for and an ordinance granting the creation of a new subdistrict in Planned Development District No. 298, the Bryan Place Special Purpose District, and an ordinance granting a Specific Use Permit for vehicle or engine repair or maintenance on property zoned Subdistrict 1 within Planned Development District No. 298, the Bryan Place Special Purpose District, on the northeast corner of Ross Avenue and McCoy Street
Recommendation of Staff: Denial
Recommendation of CPC: Approval of a new subdistrict, subject to conditions and approval of the Specific Use Permit for a four-year period, subject to a site plan and condition
Z078-131(JH)

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DELETIONS: (Continued)

Department of Development Services (Continued)

ZONING CASES - INDIVIDUAL (Continued)

61. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for CS Commercial Service District Uses on property zoned an A(A) Agricultural District and a CS-D-1 Commercial Service District with the D-1 Liquor Control Overlay in the southwest quadrant of IH 20 and C. F. Hawn Freeway
Recommendation of Staff and CPC: Approval, subject to a development plan and conditions, with retention of the D-1 Liquor Control Overlay
Z067-270(RB)