

**AGENDA**  
**CITY COUNCIL MEETING**  
**FEBRUARY 13, 2008**  
**CITY OF DALLAS**  
**1500 MARILLA**  
**COUNCIL CHAMBERS, CITY HALL**  
**DALLAS, TEXAS 75201**  
**9:00 A. M.**

Invocation and Pledge of Allegiance (Council Chambers) **[08-0380]**

Agenda Item/Open Microphone Speakers **[08-0381]**

VOTING AGENDA

1. Approval of Minutes of the January 23, 2008 City Council Meeting **[08-0382; APPROVED]**

CONSENT AGENDA **[08-0383; APPROVED]**

**Aviation**

2. Authorize an environmental restrictive covenant prohibiting the use of groundwater for residential, agricultural, recreational, industrial or commercial purposes without the express written pre-approval of the State of Texas for a 300 square foot portion of City-owned land at Dallas Love Field located west of Cedar Springs Road between the Dallas Love Field Terminal and Mockingbird Lane - Revenue: \$273 **[08-0384; APPROVED]**

**Business Development & Procurement Services**

3. Authorize a professional services contract for validation of physical fitness testing standards for the Dallas Police Department - Fitness Intervention Technologies, only proposer - Not to exceed \$52,500 - Financing: Current Funds **[08-0385; APPROVED]**

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

4. Authorize a forty-eight-month service contract for hazardous and non-hazardous material clean-up and disposal services for City departments - Green Planet, Inc., only bidder - Not to exceed \$1,042,221 - Financing: Current Funds (\$1,027,484), Convention and Event Services Current Funds (\$14,737) (subject to annual appropriations) **[08-0386; APPROVED AS AN INDIVIDUAL ITEM]**
5. Authorize a thirty-six-month master agreement for the purchase of traffic cones and delineator panels - BKW Environmental Services, LLC in the amount of \$318,469, Fastenal-Datx in the amount of \$209,704, and Comade, Inc. in the amount of \$111,112, lowest responsible bidders of eight - Total not to exceed \$639,285 - Financing: Current Funds (\$424,485), Water Utilities Current Funds (\$214,800) **[08-0387; APPROVED]**
6. Authorize a thirty-six-month service contract for parking lot cleaning - H & W Cleaning Systems, Inc., lowest responsible bidder of four - Not to exceed \$435,228 - Financing: Current Funds (subject to annual appropriations) **[08-0388; APPROVED AS AN INDIVIDUAL ITEM]**
7. Authorize a thirty-six-month master agreement for fire hydrants and replacement parts - Clow Valve Company in the amount of \$852,954, and HD Supply Waterworks, LTD in the amount of \$52,285, lowest responsible bidders of four - Total not to exceed \$905,239 - Financing: Water Utilities Current Funds **[08-0389; APPROVED]**
8. Authorize a twelve-month master agreement for the purchase of heavy equipment - Conley Lott Nichols Machinery in the amount of \$370,645, Equipment Southwest, Inc. in the amount of \$187,195, and Bane Machinery, Inc. in the amount of \$101,266, lowest responsible bidders of four - Total not to exceed \$659,106 - Financing: 2007 Equipment Acquisition Contractual Obligation Notes (\$633,775), 2006 Equipment Acquisition Contractual Obligation Notes (\$25,331) **[08-0390; APPROVED]**
9. Authorize the purchase of three crack seal pots to be used by Street Services - Cimline Pavement Maintenance Group, lowest responsible bidder of three - Not to exceed \$115,275 - Financing: 2006 Equipment Acquisition Contractual Obligation Notes **[08-0391; APPROVED]**

**City Attorney's Office**

10. 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 \$35,000 - Financing: Current Funds **[08-0392; APPROVED]**
11. Authorize settlement of the lawsuit styled Meredith and William Barnes, Individually, and as Guardian for Rosalie Barnes v. City of Dallas, Cause No. 06-06917-C - Not to exceed \$16,500 - Financing: Current Funds **[08-0393; APPROVED]**

CONSENT AGENDA (Continued)**City Attorney's Office (Continued)**

12. Authorize Supplemental Agreement No. 2 to the professional services contract with the law firm of Carrington, Coleman, Sloman & Blumenthal, L.L.P., for additional legal services related to the Simpkins property at the Elam Landfill and South Loop Landfill - Not to exceed \$35,000, from \$65,000 to \$100,000 - Financing: Current Funds **[08-0394; APPROVED]**
13. Authorize an ordinance approving Dallas-Fort Worth International Airport Board Resolution No. 2007-10-269 to amend the Construction and Fire Prevention Standards Resolution, previously approved by Resolution No. 88-147, as amended, to adopt the 2005 National Electrical Code and certain 2006 series model codes published by the International Code Council, Inc., and to amend the overall gas exploration and production program contained in Part Nine - Oil and Gas Exploration and Production of the Construction and Fire Prevention Standards Resolution - Financing: No cost consideration to the City **[08-0395; ORDINANCE 27071; APPROVED]**

**Communication and Information Services**

14. Authorize a thirty-six-month extension to the software license agreement for computer mainframe maintenance and support with Computer Associates International, Inc. - Not to exceed \$468,024, from \$2,291,954 to \$2,759,978 - Financing: Current Funds (subject to annual appropriations) **[08-0396; DELETED ON THE ADDENDUM]**

**Department of Development Services**

15. A resolution authorizing the rejection of a bid received from JS Funding, Ltd. for tax foreclosure property improved with a single family residence located at 4603 Idaho Avenue and its re-advertisement for sale - Financing: No cost consideration to the City **[08-0397; APPROVED]**
16. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Metropolitan Sand & Gravel Co., L.L.C., for a total of approximately 1,400 acres of land located near the intersection of Loop 12 and Pemberton Hill Road for the Trinity River Corridor Project - \$1,975,000 - Financing: Private Funds (\$975,000) and 2006 Bond Funds (\$1,000,000) **[08-0398; APPROVED]**
17. Authorize the deposit of a Special Commissioners' Award and settlement of the condemnation suit for the award in City of Dallas vs. Horace H. Elam, et al., Cause No. 05-06467-b, pending in the County Court at Law No. 2, for acquisition from Horace H. Elam and Ella Elam of approximately 83 acres of land located at the intersection of Dowdy Ferry and Rylie Roads for the Trinity River Corridor project - \$585,500 - Financing: Private Funds (\$439,500) and 1998 Bond Funds (\$146,000) **[08-0399; APPROVED]**
18. Authorize an amendment to Kaufman County Municipal Utility District No. 4, previously approved on October 8, 2003, by Resolution No. 03-2751, to amend district boundaries by the addition of approximately 114 acres in accordance with the amendment petition dated October 26, 2007 - Financing: No cost consideration to the City **[08-0400; APPROVED]**

CONSENT AGENDA (Continued)**Department of Development Services (Continued)****Tax Foreclosed Property  
at 3603 Borger Street****Note:** Item Nos. 19 and 20 must be considered collectively.

19. \* Authorize the sale by quitclaim deed of a tax foreclosed property located at 3603 Borger Street acquired by the taxing authorities from a Sheriff's Sale to the City of Dallas - Revenue: \$8,500 **[08-0401; APPROVED]**
20. \* Authorize acquisition of a tax foreclosed property located at 3603 Borger Street near its intersection with Bickers Street for the expansion of Bickers Park - \$8,500 - Financing: 2003-04 Community Development Grant Reprogramming Funds **[08-0401; APPROVED]**
21. An ordinance abandoning a portion of a drainage easement to MA Creekside, LP, the abutting owner, containing approximately 2,121 square feet of land located near the intersection of Audelia Road and Shadow Way - Revenue: \$5,400 plus the \$20 ordinance publication fee **[08-0402; ORDINANCE 27072; APPROVED]**
22. An ordinance abandoning portions of various easements to Next Block-Dallas I, L.P., the abutting owner, containing a total of approximately 5 acres of land located near the intersection of Manderville Lane and Meadow Road - Revenue: \$5,400 plus the \$20 ordinance publication fee **[08-0403; ORDINANCE 27073; APPROVED AS AN INDIVIDUAL ITEM]**
23. An ordinance authorizing a correction to Ordinance No. 27057, previously approved on January 9, 2008, for a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge or tavern on the southwest corner of Elm Street and Crowdus Street to correct the time limit and certificate of occupancy conditions Z067-336 - Financing: No cost consideration to the City **[08-0404; ORDINANCE 27074; APPROVED]**

**Economic Development****Niagara Bottling, LLC****Note:** Item Nos. 24, 25 and 26 must be considered collectively.

24. \* Authorize a new business personal property tax abatement agreement for 10 years with Niagara Bottling, LLC located at 4851 Mountain Creek Parkway in the amount of 60 percent on new business personal property for years 1 through 5 and 45 percent for years 6 through 10 - Revenue: First year revenue estimated at \$94,235; 10-year revenue estimated at \$1,595,406; (Estimated revenue foregone for 10-year business personal property tax abatement estimated at \$1,806,212) **[08-0405; APPROVED AS AN INDIVIDUAL ITEM]**
25. \* Authorize a Chapter 380 grant agreement with Niagara Bottling, LLC located at 4851 Mountain Creek Parkway to offset certain project costs including but not limited to site work, infrastructure improvements and development fees - Not to exceed \$100,000 - Financing: Public/Private Partnership Program Funds **[08-0406; APPROVED AS AN INDIVIDUAL ITEM]**

CONSENT AGENDA (Continued)**Economic Development (Continued)****Niagara Bottling, LLC (Continued)**

**Note:** Item Nos. 24, 25 and 26 must be considered collectively.

26. \* Authorize an application to the Office of the Governor Economic Development and Tourism through the Economic Development Bank nominating Niagara Bottling, LLC located at 4851 Mountain Creek Parkway to receive designation as an Enterprise Project under the Texas Enterprise Zone Act, as amended (Government Code, Chapter 2303) - Financing: No cost consideration to the City **[08-0407; APPROVED AS AN INDIVIDUAL ITEM]**

**Environmental & Health Services**

27. Authorize **(1)** rescinding the acceptance of a grant with Texas Workforce Commission, previously approved on October 10, 2007 by Resolution No. 07-2967, **(2)** the acceptance of a grant for the Texas Workforce Commission to provide child care subsidies for low to moderate income parents for the period October 1, 2007 through September 30, 2008 in the amount of \$547,703, **(3)** a local match in an amount not to exceed \$250,000, and **(4)** execution of the grant agreement - Total not to exceed \$797,703 - Financing: Texas Workforce Commission Grant Funds (\$547,703) and 2007-08 Community Development Grant Funds (\$250,000) **[08-0408; APPROVED]**

**Equipment & Building Services**

28. Authorize **(1)** the rejection of the bid received for the replacement of exterior light poles and lights at the West Dallas Multipurpose Center located at 2828 Fish Trap Road, and **(2)** the re-advertisement for new bids - Financing: No cost consideration for the City **[08-0409; APPROVED]**
29. Authorize a contract for construction of the heating, ventilation, and air conditioning system at Marcus Recreation Center located at 3003 Northaven Road - Mac Koshnoodi d.b.a. MK Construction Company, lowest responsible bidder of two - \$159,142 - Financing: Capital Construction Funds (\$68,560) and 2006 Bond Funds (\$90,582) **[08-0410; APPROVED]**
30. Authorize a professional services contract with Clampett Industries d.b.a. EMG Consulting to provide facility condition assessment services for 690 City owned buildings located throughout the City of Dallas - \$735,540 - Financing: 2006 Bond Funds **[08-0411; APPROVED AS AN INDIVIDUAL ITEM]**
31. Ratify an emergency purchase for roof deck and shingle replacement at 2727 Municipal Street - Castro Roofing of Texas, Inc. - Not to exceed \$59,875 - Financing: Current Funds **[08-0412; APPROVED]**
32. Authorize a contract for the installation of a new passenger elevator and the modernization of two existing elevators for the parking garage at the Dallas Museum of Art located at 1717 North Harwood Street - EMR Elevator, Inc., only bidder - \$269,000 - Financing: 2003 Bond Funds (\$200,000) and Capital Construction Funds - (\$69,000) **[08-0413; APPROVED AS AN INDIVIDUAL ITEM]**

CONSENT AGENDA (Continued)**Housing**

33. Authorize acquisition of a parcel improved with a vacant single-family residence at 2428 Hooper Street for the proposed Bexar Street Redevelopment Project which is being implemented as part of the Neighborhood Investment Program (list attached) - \$25,000 including estimated closing costs - Financing: 2006-07 Community Development Grant Reprogramming Funds **[08-0414; APPROVED AS AN INDIVIDUAL ITEM]**
34. Authorize an amendment to the Architectural\Engineering contract with Good Fulton and Farrell Architects to extend the completion date from December 31, 2006 to December 31, 2009 and increase the contract by \$20,000 thereby increasing the total from \$20,000 to \$40,000 for additional architectural/engineering services for the Bexar Street Redevelopment Project - \$20,000 - Financing: 2006-07 Community Development Grant Reprogramming Funds **[08-0415; APPROVED]**

**Office of Environmental Quality**

35. Authorize execution of a Memorandum of Agreement with the Texas Commission on Environmental Quality to delegate authority to the City to enforce Ordinance No. 26766, previously approved on May 23, 2007, which restricts idling by motor vehicles with a gross weight rating of over 14,000 pounds - Financing: No cost consideration to the City **[08-0416; APPROVED]**

**Office of Financial Services**

36. Authorize an extension through September 30, 2008 for Community Development Block Grant projects which have not met the twelve-month obligation or twenty-four-month expenditure requirement - Financing: No cost consideration to the City **[08-0417; APPROVED AS AN INDIVIDUAL ITEM]**

**Park & Recreation**

37. Authorize **(1)** a contract for construction of a hike and bike trail along Hillcrest Road from McCallum Road to President George Bush Turnpike with Riverway Contractors and Management, Inc., lowest responsible bidder of three, in the amount of \$1,051,047; **(2)** establishment of appropriations in Collin County Grant Fund in the amount of \$480,750; and **(3)** execution of a license agreement with ONCOR to allow the trail to be built and maintained in the ONCOR right-of-way for the Preston Ridge Trail - Total not to exceed \$1,051,047 - Financing: 2003 Bond Funds (\$615,270) and Collin County Grant Funds (\$435,777) **[08-0418; APPROVED]**

**Public Works & Transportation**

38. Authorize a contract for the construction of the Elam Creek Channel project, Phase I, south of Lake June Road to Seco Boulevard - Jeske Construction Company, lowest responsible bidder of four - \$4,327,182 - Financing: 2003 Bond Funds (\$3,734,797) and Water Utilities Capital Construction Funds (\$592,385) **[08-0419; APPROVED]**

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

39. Authorize a contract for the replacement of sidewalks, curb and gutter, drive approaches, water and wastewater adjustments for Sidewalk Replacement Group 01-07 (list attached) - MACVAL Associates, L.L.C., lowest responsible bidder of seven - \$459,471 - Financing: 2006 Bond Funds (\$420,721) and Water Utilities Capital Construction Funds (\$38,750) **[08-0420; APPROVED AS AN INDIVIDUAL ITEM]**
40. Authorize a professional services contract with Freese and Nichols, Inc. to update the City of Dallas Storm Water Design Criteria Manual to incorporate the criteria of the Integrated Storm Water Management (iSWM) Design Manual for Site Development - Not to exceed \$153,200 - Financing: Current Funds (to be reimbursed by Storm Water Drainage Management Funds) **[08-0421; APPROVED]**
41. Authorize professional services contracts with 2 consulting firms for the engineering design of 7 erosion control projects and 2 street reconstruction projects (list attached) - \$271,050 - Financing: 2006 Bond Funds (\$263,030) and Water Utilities Capital Construction Funds (\$8,020) **[08-0422; APPROVED]**
42. Authorize **(1)** a contract for Union Station Vertical Transportation Upgrade - Escalators with KONE, Inc., the only responsible bidder, in an amount not to exceed \$750,000; **(2)** assignment of the construction contract to Hunt - Woodbine Realty Corporation as the City's construction manager for all purposes, including contract administration, inspection, supervision and coordination of construction work; and **(3)** an amendment to the Development and Reimbursement Agreement between City of Dallas and Hunt - Woodbine Realty Corporation to provide for this assignment - Not to exceed \$750,000 - Financing: 2006 Bond Funds **[08-0423; APPROVED]**
43. Authorize an increase in the contract with CORE Construction Services of Texas, Inc. to provide for the replacement of concrete pavement and additional data line capacity necessary for construction of the replacement Walnut Hill Branch Library located at 9480 Webb Chapel Road - \$64,987, from \$4,104,100 to \$4,169,087 - Financing: 2003 Bond Funds **[08-0424; CORRECTION ON THE ADDENDUM; APPROVED]**
44. Authorize a professional services contract with Brown Reynolds Watford Architects, Inc. to provide design services, preparation of construction documents and construction administration for the expansion and renovation of Fire Station No. 10 located at 4451 Frankford Road - \$360,800 - Financing: 2006 Bond Funds **[08-0425; APPROVED]**

**Establish Rail Road Quiet Zone  
along Cotton Belt Rail Line Corridor**

**Note:** Item Nos. 45, 46 and 47  
must be considered collectively.

45. \* Authorize a professional services contract with LopezGarcia Group, Inc. for engineering services to prepare the schematic design for Quiet Zone improvements along the Cotton Belt rail line corridor from Dallas Parkway to Coit Road - \$157,527 - Financing: 2003 Bond Funds **[08-0426; APPROVED]**

CONSENT AGENDA (Continued)**Public Works & Transportation (Continued)****Establish Rail Road Quiet Zone****along Cotton Belt Rail Line Corridor** (Continued)**Note:** Item Nos. 45, 46 and 47 must be considered collectively.

46. \* Authorize an Interlocal Agreement with the Texas Department of Transportation for Quiet Zone improvements along the Cotton Belt rail corridor from Dallas Parkway to Coit Road - \$6,220 - Financing: 2003 Bond Funds **[08-0427; APPROVED]**
47. \* Authorize the City Manager to provide Notice of Intent to create a new Quiet Zone along the Cotton Belt rail line corridor from Dallas Parkway to Coit Road as required by the Federal Railroad Administration Final Train Horn rule 49 CFR Part 222 and 229 - Financing: No Cost Consideration to the City **[08-0428; APPROVED]**

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

48. 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) **[08-0429; APPOINTMENTS MADE TO BOARDS]**

**Equipment & Building Services**

49. Authorize Supplemental Agreement No. 1 to the professional services contract with Parsons Brinckerhoff Americas, Inc. for electric procurement services beyond December 31, 2008; the development of a billing information system; and related energy management services such as contracting renewable wind power, evaluation of the Texas Nodal Market and evaluation of emerging technologies - Not to exceed \$593,735, from \$713,900 to \$1,307,635 - Financing: Convention and Event Services Current Funds (\$39,516), Aviation Current Funds (\$56,452), Current Funds (\$169,356), Water Utilities Current Funds (\$328,411) **[08-0430; DEFERRED INDEFINITELY]**

PUBLIC HEARINGS AND RELATED ACTIONS**Department of Development Services****ZONING CASES – CONSENT [08-0431]**

50. A public hearing to receive comments regarding an application for and an ordinance granting an NS(A) Neighborhood Service District and a resolution accepting deed restriction volunteered by the applicant on property zoned an R-7.5(A) Single Family District on the east line of Westmoreland Road between Overcrest Street and Davis Street **[08-0432; HEARING OPEN; HOLD UNDER ADVISEMENT UNTIL FEBRUARY 27, 2008]**

Recommendation of Staff and CPC: Approval, subject to deed restrictions volunteered by the applicant  
Z067-159(RB)



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

51. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to and expansion of Planned Development District No. 689 on property zoned Planned Development District No. 689 and an LO-3 Limited Office District, in an area generally bounded by Willoughby Boulevard, Beckleymeade Avenue, and the I-20 Access Road **[08-0433; HEARING CLOSED; ORDINANCE 27075; APPROVED AS AMENDED]**  
Recommendation of Staff and CPC: Approval, subject to a development plan, landscape plan and conditions  
Z067-326(OTH)
52. A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1601 for commercial amusement (inside) limited to a Class A Dance Hall on property zoned a CS Commercial Service District, on the west corner of East Grand Avenue and St. Mary Avenue **[08-0434; HEARING CLOSED; ORDINANCE 27076; APPROVED AS AMENDED]**  
Recommendation of Staff and CPC: Approval for a two-year period, subject to conditions  
Z078-111(JH)
53. A public hearing to receive comments regarding an application for and an ordinance granting the creation of a new subdistrict within Subdistrict E of Planned Development District No. 305 for mixed uses, on the northeast side of Haskell Avenue and the northwest side of Capitol Avenue **[08-0435; HEARING CLOSED; ORDINANCE 27077; CPC RECOMMENDATION FOLLOWED]**  
Recommendation of Staff and CPC: Approval, subject to a conceptual plan and conditions  
Z078-112(WE)
54. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to the conceptual plan and conditions for Planned Development District No. 711 for Multifamily Uses and Regional Retail District Uses on the southeast corner of Arapaho Road and Prestonwood Boulevard **[08-0436; HEARING CLOSED; ORDINANCE 27078; CPC RECOMMENDATION FOLLOWED]**  
Recommendation of Staff and CPC: Approval, subject to a conceptual plan and conditions  
Z078-118(RB)
55. A public hearing to receive comments regarding a Landmark Commission authorized hearing to consider an expansion of and amendment to Historic Overlay District No. 33 (Fair Park), on property zoned a CS Commercial Service District, an MF-2(A) Multifamily District, a CR Community Retail District, an NS(A) Neighborhood Service District, and Planned Development District No. 288 at 3809 Grand Avenue between Parry Avenue and Fitzhugh Avenue and an ordinance granting the expansion of and amendment to the Historic Overlay **[08-0437; HEARING CLOSED; ORDINANCE 27079; CPC RECOMMENDATION FOLLOWED]**  
Recommendation of Staff and CPC: Approval, subject to staff's recommended conditions  
Z078-121(MD)

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

56. A public hearing to receive comments regarding a City Plan Commission authorized hearing to determine proper zoning on property zoned an NS(A) Neighborhood Service District on the four corners of the intersection of South Beltline Road and Garden Grove Drive with consideration being given to a Planned Development District and an ordinance granting the Planned Development District on a portion of the request area **[08-0438; HEARING CLOSED; ORDINANCE 27080; CPC RECOMMENDATION FOLLOWED]**

Recommendation of Staff and CPC: Approval of a Planned Development District for NS(A) Neighborhood Service District uses subject to a site plan and conditions on the southeast corner of South Belt Line Road and Garden Grove Drive with no change to the remainder of the request area

Z078-143(MAW)

ZONING CASES - INDIVIDUAL

57. A public hearing to receive comments regarding an application for and an ordinance granting a CS Commercial Service District and an ordinance granting a Specific Use Permit for a commercial motor vehicle parking on property zoned an R-5(A) Single Family District, located on the north line of Toronto Street, east of Bataan Street **[08-0439; HEARING CLOSED; ORDINANCE 27081 AND 27082; CPC RECOMMENDATION FOLLOWED]**

Recommendation of Staff: Denial

Recommendation of CPC: Approval of a CS Commercial Service District and approval of the Specific Use Permit for a five-year period with eligibility for automatic renewal of additional five-year periods, subject to a site plan and conditions

Z056-290(WE)

58. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for retail uses, certain IM Industrial Manufacturing District uses and certain IR Industrial Research District Uses, on property zoned an IR Industrial Research District on the northeast corner of Simpson Stuart Road and Interstate 45 **[08-0440; HEARING OPEN; HOLD UNDER ADVISEMENT UNTIL MARCH 28, 2008]**

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

Z056-311(OTH)

59. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for multifamily, nursing/convalescent/retirement home, single family and office uses, on property zoned an MF-1(A) Multifamily District, on the north side of Harvest Hill, between Montfort Drive and Noel Road **[08-0441; DELETED ON THE ADDENDUM]**

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

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

Z067-306(OTH)

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

60. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development Subdistrict for GR General Retail Subdistrict uses on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northwest corner of Oak Lawn Avenue and Rawlins Street with consideration for a Specific Use Permit for a bank or savings and loan with drive-through window service **[08-0442; HEARING OPEN; HOLD UNDER ADVISEMENT UNTIL FEBRUARY 27, 2008]**  
Recommendation of Staff: Approval, of a Specific Use Permit for a ten-year period with eligibility for automatic renewal of additional ten-year periods, subject to staff's recommended site plan, staff's recommended landscape plan, and conditions in lieu of a Planned Development Subdistrict for GR General Retail Subdistrict uses  
Recommendation of CPC: Approval of a Planned Development Subdistrict, subject to a development plan and conditions  
Z067-309(JH)
61. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development Subdistrict for LC Light Commercial Subdistrict Uses and certain other nonresidential uses on property zoned an LC Light Commercial Subdistrict and an MF-3 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, and the termination of the Dry Liquor Control Overlay that encumbers portions of the site in an area generally bounded by McKinnon Street, Ivan Street, North Harwood Street, and Wolf Street **[08-0443; HEARING CLOSED; ORDINANCE 27083; APPROVED AS AMENDED]**  
Recommendation of Staff: Approval, subject to a conceptual plan and staff's recommended conditions and retention of the Dry Liquor Control Overlay  
Recommendation of CPC: Approval, subject to a conceptual plan and conditions and removal of the Dry Liquor Control Overlay  
Z078-110(JH)
62. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for an MU-3 Mixed Use District on property zoned an MU-3 Mixed Use District on the east corner of Northwest Highway and Willowbrook Road with consideration being given to an IR Industrial Research District **[08-0444; HEARING CLOSED; ORDINANCE 27084; CPC RECOMMENDATION FOLLOWED]**  
Recommendation of Staff: Approval of an IR Industrial Research District in lieu of a Planned Development District for an MU-3 Mixed Use District  
Recommendation of CPC: Approval, subject to a development plan, landscape plan and conditions  
Z078-116(WE)

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

63. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for an inside commercial amusement for a bar, lounge, or tavern and a Class A dance hall on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the south side of Main Street between Malcolm X Boulevard and Crowds Street **[08-0445; HEARING CLOSED; ORDINANCE 27085; CPC RECOMMENDATION FOLLOWED]**  
Recommendation of Staff: Approval for a three-year period, subject to a site plan and conditions  
Recommendation of CPC: Approval for a two-year period, subject to a site plan and conditions  
Z078-124(MAW)

DEVELOPMENT CODE AMENDMENTS - INDIVIDUAL

64. A public hearing to receive comments regarding consideration of amendments to Article VII, "Sign Regulations," of Chapter 51A, the Dallas Development Code, to provide for special signage for a city animal shelter **[08-0446; HEARING CLOSED; HOLD UNDER ADVISEMENT UNTIL FEBRUARY 27, 2008]**  
Recommendation to Staff: Approval  
Recommendation of CPC: Denial  
DCA067-008

## MISCELLANEOUS HEARINGS

**Economic Development**

**Note:** Item Nos. 65, 66 and 67 must be considered collectively.

**Reinvestment Zone No. 69**

65. \* A public hearing to receive comments concerning the creation of a reinvestment zone for commercial tax abatement, to be known as City of Dallas Reinvestment Zone No. 69, incorporating property north of Northwest Highway and west of Lullwater Drive, for the purpose of granting a real property tax abatement to Chartwell at Lake Highlands, LP - Financing: No cost consideration to the City **[08-0447; HEARING CLOSED; APPROVED]**
66. \* An ordinance designating property north of Northwest Highway and west of Lullwater Drive, as City of Dallas Reinvestment Zone No. 69, for the purpose of granting a real property tax abatement to Chartwell at Lake Highlands, LP, establishing the boundaries of the Reinvestment Zone and providing for an effective date - Financing: No cost consideration to the City **[08-0447; ORDINANCE 27086; APPROVED]**
67. \* Authorize a 90 percent real property tax abatement agreement for 10 years with Chartwell at Lake Highlands, LP located north of Northwest Highway and west of Lullwater Drive - Revenue: First year revenue estimated at \$ 13,836; ten-year revenue estimated at \$ 219,135 (Estimated revenue foregone for ten-year real property tax abatement estimated at \$ 2,000,000) **[08-0447; APPROVED]**

**ADDENDUM  
CITY COUNCIL MEETING  
FEBRUARY 13, 2008  
CITY OF DALLAS  
1500 MARILLA  
COUNCIL CHAMBERS, CITY HALL  
DALLAS, TEXAS 75201  
9:00 A. M.**

ADDITIONS:

CONSENT ADDENDUM

**Business Development & Procurement Services**

1. Authorize a professional services contract to conduct a financial feasibility study for potential restructuring of Convention and Event Services' debt - HVS Convention, Sports & Entertainment Facilities Consulting, most advantageous proposer of five - Not to exceed \$170,000 - Financing: Convention and Events Services Current Funds **[08-0448; APPROVED AS AN INDIVIDUAL ITEM]**

**Department of Development Services**

2. An ordinance abandoning portions of Bennett Street and adjacent alleys to DCO Bennett Development LP, the abutting owner, containing a total of approximately 29,016 square feet of land located near the intersection of Bennett Street and Belmont Avenue, authorizing the quitclaim, and providing for the dedication of a total of approximately 9,589 square feet of land needed for street and alley rights-of-way - Revenue: \$367,753 plus the \$20 ordinance publication fee **[08-0449; ORDINANCE 27087; APPROVED]**

**Economic Development**

3. Authorize amendments to Ordinance No. 26799, previously approved on June 13, 2007, to change the name of Reinvestment Zone Number Sixteen, City of Dallas, Texas from Reinvestment Zone Number Sixteen, City of Dallas, Texas (Twelve Hills TIF District) to Reinvestment Zone Number Sixteen, City of Dallas, Texas (Davis Garden TIF District) - Financing: No cost consideration to the City **[08-0450; ORDINANCE 27088; APPROVED]**

**Housing**

4. A resolution authorizing support of a pre-application waiver for a Texas Department of Housing and Community Affairs' 9% low income housing tax credit financing for the new construction of the Carrington Place, a 105 unit apartment complex for families composed of 18 one-bedrooms, 45 two-bedrooms and 42 three-bedrooms located in the 200 block of North St. Augustine Road for Carrington Villas Apartments of Dallas, L.P. - Financing: No cost consideration to the City **[08-0451; APPROVED AS AN INDIVIDUAL ITEM ]**

**ADDENDUM  
CITY COUNCIL MEETING  
FEBRUARY 13, 2008**

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

**Housing** (Continued)

5. A resolution authorizing support of a pre-application waiver for a Texas Department of Housing and Community Affairs's 9% low income housing tax credit financing for the new construction of 125 units composed of 121 Efficiency SRO units and 4 one bedroom units for families located at 2734 Clarence Street for Grand Avenue LifeNet Supportive Housing SRO Community, L.P. - Financing: No cost consideration to the City **[08-0452; APPROVED AS AN INDIVIDUAL ITEM]**
6. A resolution authorizing support of the pre-application waiver for the Texas Department of Housing and Community Affairs's 9% low income housing tax credit financing for the acquisition and new construction of the proposed 130-unit SDC Fiji Senior Villas apartment project located at 201 Fran Way - Financing: No cost consideration to the City **[08-0453; APPROVED AS AN INDIVIDUAL ITEM]**
7. A resolution authorizing support of a pre-application waiver for a Texas Department of Housing and Community Affairs's 9% low income housing tax credit financing for the acquisition and new construction of the proposed 150-unit Frazier Berean residential development for seniors located at 3326 Mingo Street - Financing: No cost consideration to the City **[08-0454; APPROVED AS AN INDIVIDUAL ITEM]**

**Trinity River Corridor Project**

8. Authorize an amendment to the professional services contract with CH2M Hill for additional design and project management services to extend the Trinity Lakes design for the Trinity River Corridor Project - Not to exceed \$8,450,112, from \$9,617,930 to \$18,068,042 - Financing: 1998 Bond Funds (\$7,811,092) and Water Utilities Capital Construction Fund (\$639,020) **[08-0455; APPROVED AS AN INDIVIDUAL ITEM]**
9. Authorize Supplemental Agreement No. 3 to the Interlocal Agreement with the North Texas Tollway Authority (NTTA) and the Texas Department of Transportation to increase the escrow of City funds for disbursement to NTTA to continue with the next phase of work associated with the Trinity Parkway Environmental Impact Statement - \$1,500,000, from \$8,500,000 to \$10,000,000 - Financing: 1998 Bond Funds **[08-0456; APPROVED AS AN INDIVIDUAL ITEM]**

**ADDENDUM  
CITY COUNCIL MEETING  
FEBRUARY 13, 2008**

ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION

**Department of Development Services**

10. Authorize **(1)** funds from the Dallas Convention and Visitors Bureau in the amount of \$500,000 to be delivered to the property owner and used as consideration for an option from CP - Dallas L & Y, L.P., formerly known as Chavez Properties - Dallas III Limited Partnership, on a tract of land containing approximately 8.4 acres improved with a 2-story parking structure and surface parking located at the intersection of Lamar and Young Streets; **(2)** a purchase contract for acquisition of the tract at a specific purchase price; and **(3)** City staff to perform due diligence for the purchase of the property and develop an interim financing plan for the purchase - Financing: No cost consideration to the City **[08-0457; APPROVED]**

CORRECTION:

**Public Works & Transportation**

43. Authorize an increase in the contract with CORE Construction Services of Texas, Inc. to provide for the replacement of concrete pavement and additional data line capacity necessary for construction of the ~~replacement~~ Bachman Lake Branch Library that replaces the existing Walnut Hill Branch Library, and will be located at 9480 Webb Chapel Road - \$64,987, from \$4,104,100 to \$4,169,087 - Financing: 2003 Bond Funds **[08-0424]**

DELETIONS:

**Communication and Information Services**

14. Authorize a thirty-six-month extension to the software license agreement for computer mainframe maintenance and support with Computer Associates International, Inc. - Not to exceed \$468,024, from \$2,291,954 to \$2,759,978 - Financing: Current Funds (subject to annual appropriations) **[08-0396]**

**ADDENDUM  
CITY COUNCIL MEETING  
FEBRUARY 13, 2008**

DELETIONS: (Continued)

**Department of Development Services**

ZONING CASES - INDIVIDUAL

59. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for multifamily, nursing/convalescent/retirement home, single family and office uses, on property zoned an MF-1(A) Multifamily District, on the north side of Harvest Hill, between Montfort Drive and Noel Road **[08-0441]**  
Recommendation of Staff: Approval, subject to a conceptual plan and staff's recommended conditions  
Recommendation of CPC: Approval, subject to a conceptual plan and conditions  
Z067-306(OTH)



February 13, 2008

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**Bexar Street Redevelopment Project**  
Agenda Item #33

<b><u>Parcel No.</u></b>	<b><u>Owner</u></b>	<b><u>Property Address</u></b>	<b><u>Offer Amount</u></b>	<b><u>Mapsco</u></b>	<b><u>Council District</u></b>
W20	Alonzo McLeod & Aleez McLeod Williams	2428 Hooper Street	\$23,000	56C	7

**Sidewalk Replacement Program Group 01-07**  
Agenda Item #39

<b><u>Sidewalk Improvements</u></b>	<b><u>Council District</u></b>
222 North Marlborough Avenue	1
230 Mount Ararat Avenue	1
2414 Roanoke Avenue	2
2803 Maple Springs Boulevard	2
4811 Live Oak Street	2
4820 Live Oak Street	2
1215 Fitzhugh Avenue	2
4405 Sycamore Street	2
4704 Sycamore Street	2
4707 Sycamore Street	2
4726 Sycamore Street	2
4810 Sycamore Street	2
1515 Holly Street	2
4811 Junius Street	2
3306 Kinmore Street	2
1855 Life Avenue	3
1553 West Colorado Boulevard	3
2759 Overcrest Street	3
305 South Montclair Avenue	3
503 North Windomere Street	3
931 Stewart Drive	3
3229 East Perryton Drive	3
7111 Hunnicut Road	4
1718 Ramsey Avenue	4
743 Genoa Avenue	4
2914 Fernwood Avenue	4
2331 Idaho Avenue	4
2541 Volga Avenue	4
2105 Gaylord Drive	4
1736 Yucca Drive	4
5650 Winding Woods Trail	4
5653 Winding Woods Trail	4
3819 Morning Springs Trail	4
1516 Oak Meadows Drive	5
1506 Bilco Street	5
1244 Holly Glen Drive	5
1335 Maureen Drive	5
3851 Enola Gay Avenue	5
8613 Grovecrest Drive	5
3818 Durango Drive	6
2909 Flowerdale Lane	6
9946 Witham Street	6
2223 Dorrington Drive	7

**Sidewalk Replacement Program Group 01-07**  
Agenda Item #39 (Continued)

<b><u>Sidewalk Improvements</u></b>	<b><u>Council District</u></b>
2434 Province Lane	7
4407 Lawnview Avenue	7
3341 Tooms Street	7
6918 Pickrell Drive	7
3703 Judge DePree Drive	8
5623 Bellcrest Drive	8
3608 Golden Hills Drive	8
154 Classen Drive	9
11059 Wallbrook Drive	9
11929 Midlake Drive	9
6355 Danbury Lane	9
6527 Lakewood Boulevard	9
6822 Whitehill Street	9
7335 Dalewood Lane	9
7310 Dominique Drive	9
6915 Lakewood Boulevard	9
8375 San Fernando Way	9
10523 Wyatt Street	9
1407 Rio Hondo Drive	9
10931 Desdemona Drive	9
9360 Creel Creek Drive	9
11020 Delford Circle	9
4019 Fairlakes Drive	9
10541 Ferguson Road	9
10447 Dunaway Drive	9
9914 Marlin Drive	9
6828 Freemont Street	9
13407 Hedgeapple Drive	10
9930 Glen Canyon Drive	10
9328 Hunters Creek Drive	10
9117 Brady Drive	10
9683 Atherton Drive	10
8828 Echo Valley Drive	10
10921 Ferndale Road	10
9010 Drumcliffe Lane	10
7306 Danashire Avenue	10
9928 Windlake Circle	10
8618 Aldwick Drive	10
10505 McCree Road	10
9118 Shoreview Road	10
10640 Lorwood Drive	10
8919 Larchwood Drive	10
8820 Lanarkshire Drive	10

**Sidewalk Replacement Program Group 01-07**  
Agenda Item #39 (Continued)

**Sidewalk Improvements****Council District**

8414 Oak Stream Drive	10
8500 Oak Stream Drive	10
8509 Oak Stream Drive	10
8515 Oak Stream Drive	10
8402 Oak Stream Drive	10
8410 Oak Stream Drive	10
9602 Robin Song Road	10
9603 Robin Song Road	10
9604 Robin Song Road	10
9606 Robin Song Road	10
9607 Robin Song Road	10
9608 Robin Song Road	10
9611 Robin Song Road	10
9603 Glen Acres Lane	10
9604 Glen Acres Lane	10
9605 Glen Acres Lane	10
9606 Glen Acres Lane	10
9607 Glen Acres Lane	10
9608 Glen Acres Lane	10
9612 Glen Acres Lane	10
9601 Orchard Hill Lane	10
9603 Orchard Hill Lane	10
9605 Orchard Hill Lane	10
9608 Orchard Hill Lane	10
9609 Orchard Hill Lane	10
9610 Orchard Hill Lane	10
9611 Orchard Hill Lane	10
9612 Orchard Hill Lane	10
9614 Orchard Hill Lane	10
9616 Orchard Hill Lane	10
9601 Knobby Tree Lane	10
9603 Knobby Tree Lane	10
9607 Knobby Tree Lane	10
9608 Knobby Tree Lane	10
9609 Knobby Tree Lane	10
9612 Knobby Tree Lane	10
6214 Blackberry Lane	11
6607 Regalbluff Drive	11
6607 Harvest Glen Drive	11
6620 Rolling Vista Drive	11
6763 Hillwood Lane	11
12315 Brittany Circle	11

**Sidewalk Replacement Program Group 01-07**  
**Agenda Item #39 (Continued)**

<b><u>Sidewalk Improvements</u></b>	<b><u>Council District</u></b>
6918 Waggoner Place	11
10652 Pagewood Drive	11
7221 Lavendale Circle	11
6304 Hickory Hill Drive	11
6115 Bluff Point Drive	11
6122 La Cosa Drive	11
7108 Town Bluff Drive	12
3718 White River Drive	12
18516 Vista Del Sol Road	12
4144 Rainsong Drive	12
4407 Highlander Drive	12
4415 Highlander Drive	12
4103 Country Brook Drive	12
4428 Hollow Oak Drive	12
4836 Holly Tree Drive	12
18505 Voss Road	12
4205 High Star Lane	12
5905 Flintshire Court	12
18720 Everwood Court	12
5909 Stoneshire Court	12
6228 Cupertino Trail	12
18916 Fortson Avenue	12
18604 Highland Creek Lane	12
18608 Highland Creek Lane	12
6803 Parkhaven Court	12
5904 Fallsview Lane	12
7008 Halprin Street	12
7111 Debbe Drive	12
7115 Debbe Drive	12
6210 Telluride Lane	12
7124 Van Hook Drive	12
7205 Wester Way	12
7118 Claren Court	12
7122 Claren Court	12
6016 Spring Flower Trail	12
6319 Contour Drive	12
6019 Daven Oaks Drive	12
17229 Hidden Glenn Drive	12
6727 Southpoint Drive	12
7103 Blythdale Drive	12
7303 Blythdale Drive	12
16822 Mossy Oak Drive	12

**Sidewalk Replacement Program Group 01-07**  
Agenda Item #39 (Continued)

<b><u>Sidewalk Improvements</u></b>	<b><u>Council District</u></b>
16105 Amberwood Road	12
6821 Robin Willow Court	12
6911 LaManga Drive	12
6921 Vista Willow Drive	12
6907 Brentfield Drive	12
6102 Warm Mist Lane	12
16314 Red Cedar Trail	12
6215 Oakleaf Road	12
7332 Williamswood Drive	12
17817 Carrollwood Drive	12
17818 Carrollwood Drive	12
16605 Dundrennan Lane	12
16303 Dalmalley Lane	12
16315 Dalmalley Lane	12
16317 Dalmalley Lane	12
16738 Cleary Circle	12
16746 Cleary Circle	12
7623 Dunoon Avenue	12
7711 Applecross Lane	12
7620 Carta Valley Court	12
7610 La Risa Drive	12
18414 Bay Pines Lane	12
4808 Forest Bend Road	13
12605 High Meadow Drive	13
4108 Echo Glen Drive	13
3154 Woodwind Lane	13
3241 Flowerdale Lane	13
10917 Beauty Drive	13
3630 Vancouver Drive	13
9917 Lenel Trail	13
4050 Valley Ridge Road	13
6504 Mimosa Lane	13
7005 Northwood Road	13
6542 Chevy Chase Avenue	13
9010 Villa Park Circle	13
7027 Chipperton Drive	13
3815 Valley Lawn Place	13
5731 Bryn Mawr Drive	14
4910 West Amherst Avenue	14
5020 Stoneleigh Avenue	14
4515 Hall Street	14
3319 Throckmorton Street	14

**Sidewalk Replacement Program Group 01-07**  
Agenda Item #39 (Continued)

**Sidewalk Improvements**

**Council District**

6211 Woodcrest Lane	14
5627 Matalee Avenue	14
5922 East Mockingbird Lane	14
5803 Ravendale Lane	14
5918 McCommas Boulevard	14
6106 McCommas Boulevard	14
5118 Vanderbilt Avenue	14
6158 Monticello Avenue	14
715 Nesbitt Drive	14
503 Monte Vista Drive	14
523 Monte Vista Drive	14
5000 Victor Street	14
6827 Sante Fe Avenue	14

**Professional Services Contract with 2 Consulting Firms**  
Agenda Item #41

	<b><u>Council District</u></b>	<b><u>Firm</u></b>	<b><u>Amount</u></b>
<b><u>Erosion Control Improvements</u></b>			
15012 Cypress Hills Drive	11	Alan Plummer Associates, Inc.	\$8,688.00
2804 Ripplewood Drive	7	Alan Plummer Associates, Inc.	\$48,274.00
2832 Ripplewood Drive	7	Alan Plummer Associates, Inc.	\$14,482.00
Rocky Branch Drive @ Middle Downs	10	Alan Plummer Associates, Inc.	\$33,792.00
9203 Springwater Drive	9	Alan Plummer Associates, Inc.	\$11,586.00
6129 Summer Creek Circle	9	Alan Plummer Associates, Inc.	\$13,903.00
1231 Tranquilla Drive	9	Alan Plummer Associates, Inc.	\$13,903.00
<b><u>Street Reconstruction</u></b>			
Lone Star Drive from Commerce Street to Dead End	3	Jaster-Quintanilla Dallas, LLP	\$50,937.12
Terre Colony Court from Lone Star Drive north 1200 Feet	3	Jaster-Quintanilla Dallas, LLP	\$75,484.36