

AGENDA
CITY COUNCIL MEETING
MAY 28, 2008
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBERS, CITY HALL
DALLAS, TEXAS 75201
9:00 A. M.

Invocation and Pledge of Allegiance (Council Chambers) **[08-1500]**

Agenda Item/Open Microphone Speakers **[08-1501]**

VOTING AGENDA

1. Approval of Minutes of the May 14, 2008 City Council Meeting **[08-1502; APPROVED]**

CONSENT AGENDA **[08-1503; APPROVED]**

Aviation

2. Authorize **(1)** an Interlocal Agreement with the Texas Department of Transportation, Aviation Division, to act as the City's agent to develop a Strategic Business Plan for Dallas Executive Airport; and **(2)** payment to the Texas Department of Transportation, Aviation Division for the required local match - Total not to exceed \$50,000 - Financing: Aviation Current Funds **[08-1504; APPROVED AS AN INDIVIDUAL ITEM]**

Business Development & Procurement Services

3. Authorize **(1)** the purchase of two 40-ton articulating dump trucks and one excavator to be used by Sanitation Services - Holt Texas Ltd. in the amount of \$993,470, and Continental Equipment Company, L.P. in the amount of \$289,816, lowest responsible bidders of three; and **(2)** trade-in of four articulating dump trucks with Holt Texas Ltd. in the amount of (\$208,000) - Total not to exceed \$1,075,286 - Financing: 2007 Equipment Acquisition Contractual Obligation Notes **[08-1505; APPROVED]**

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

4. Authorize a thirty-six-month master agreement for heating, ventilation and air conditioning parts and supplies for various City facilities - Johnson Supply Co., Inc., lowest responsible bidder of two - Not to exceed \$889,000 - Financing: Current Funds **[08-1506; APPROVED]**
5. Authorize a twenty-four-month master agreement for ammunition for the Dallas Police Department, Court Services and Security Services - Barney's, Inc. in the amount of \$315,000, Precision Delta Corp. in the amount of \$208,800, and GT Distributors, Inc. in the amount of \$136,500, lowest responsible bidders of three - Total not to exceed \$660,300 - Financing: Current Funds (\$523,500), Texas Higher Education Coordinating Board Funds (\$74,300), Confiscated Monies Funds (\$13,000), Law Enforcement Officers Standard Education Funds (\$49,500) **[08-1507; APPROVED]**
6. Authorize a twenty-four-month master agreement for batteries and flashlights - Catrina Craft dba Construction Tool and Supply in the amount of \$125,627, Battle & Battle Distributors, Inc. in the amount of \$64,573, TKC Enterprises, Inc. dba Batteries Plus in the amount of \$7,829, and FM Supply Company in the amount of \$2,938, lowest responsible bidders of four - Total not to exceed \$200,967 - Financing: Current Funds (\$147,569), Water Utilities Current Funds (\$44,758), Aviation Current Funds (\$3,503), Convention and Event Services Current Funds (\$5,137) **[08-1508; APPROVED]**
7. Authorize a twenty-four-month master agreement for laboratory supplies and equipment - Fisher Scientific Company LLC in the amount of \$457,967, Fox Scientific in the amount of \$355,710, Accurate Lab Supplies in the amount of \$373,830, and VWR International in the amount of \$250,630, lowest responsible bidders of four - Total not to exceed \$1,438,137 - Financing: Water Utilities Current Funds **[08-1509; APPROVED]**
8. Authorize a thirty-six-month service contract for televised sewer and storm drain inspections, maintenance and repair services - Envirowaste Services Group, Inc., lowest responsible bidder of five - Not to exceed \$4,696,390 - Financing: Current Funds (\$965,000) (subject to annual appropriations), Water Utilities Capital Construction Funds (\$3,731,390) **[08-1510; APPROVED AS AN INDIVIDUAL ITEM]**
9. Authorize a thirty-six-month service contract for trenchless pipe repair services - Miller Pipeline Corp., lowest responsible bidder of two - Not to exceed \$625,415 - Financing: Water Utilities Capital Construction Funds **[08-1511; APPROVED]**
10. Authorize **(1)** rescinding the thirty-six-month service contract with Service Master Building Services, previously approved on November 12, 2007, by Resolution #07-3287, for janitorial services at ten Women, Infants and Children locations; and, **(2)** a thirty-six-month service contract for janitorial services at ten Women, Infants and Children locations - Oriental Building Services, lowest responsible bidder of eleven - Not to exceed \$300,600 - Financing: Department of State Health Services Grant Funds (subject to annual appropriations) **[08-1512; APPROVED]**

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

11. Authorize settlement of the lawsuit styled Karen Elizabeth Bryant v. City of Dallas, Cause No. 07-03225-B - Not to exceed \$125,000 - Financing: Current Funds **[08-1513; APPROVED AS AN INDIVIDUAL ITEM]**

Code Compliance

12. Authorize moving expense and replacement housing payments for homeowner, Marlene Dorsey, as a result of an order to vacate and demolish by the Urban Rehabilitation Standards Board - Not to exceed \$79,900 - Financing: 2007-08 Community Development Grant Funds **[08-1514; APPROVED]**
13. Authorize moving expense and replacement housing payments for Ramiro and Margarita Bernal in the Cadillac Heights Neighborhood as a result of an official written offer of just compensation to purchase real property for the new Dallas Police Academy - Not to exceed \$34,700 - Financing: 2003 Bond Funds **[08-1515; APPROVED]**
14. Authorize moving expense and replacement housing payments for Roberto Obregon in the Cadillac Heights Neighborhood as a result of an official written offer of just compensation to purchase real property for the new Dallas Police Academy - Not to exceed \$40,100 - Financing: 2003 Bond Funds **[08-1516; APPROVED]**

Convention and Event Services

15. Authorize the acceptance of an Economic Development Initiative grant award from the U.S. Department of Housing and Urban Development for improvements to Pearl Street Plaza (removal of the food kiosk on Pearl Street Plaza and associated costs) to purchase a hydraulic lift, tables, chairs, trash and recycling receptacles and planters for Shed 2 at the Dallas Farmers Market; and execution of the grant agreement - \$149,115 - Financing: U.S. Department of Housing and Urban Development Grant Funds **[08-1517; APPROVED]**

Department of Development Services

16. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Carl N. Allen, Jr. and Cindy L. Allen, of approximately 10,803 square feet of unimproved land located in Kaufman County for the Lake Tawakoni 144-inch Pipeline Project - \$44,033 - Financing: Water Utilities Capital Construction Funds **[08-1518; APPROVED]**
17. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, of one tract of unimproved land, from Pinnacle Industrial Center, LP, containing a total of approximately 15 acres located near the intersection of Pinnacle Point Drive and Pinnacle Park Boulevard for Joey Georgusis Park - \$2,000,000 - Financing: 2006 Bond Funds **[08-1519; APPROVED AS AN INDIVIDUAL ITEM]**

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

18. An ordinance granting a revocable license to Powerhouse Partners, Ltd. for the use of approximately 228 square feet of land to install and maintain a subsurface fiber optic cable under a portion of Buena Vista Street right-of-way located near its intersection with Armstrong Avenue - Revenue: \$1,000 annually plus the \$20 ordinance publication fee **[08-1520; ORDINANCE 27187; APPROVED]**

Economic Development

19. Authorize an Interlocal Agreement with the North Central Texas Council of Governments for the development of a Comprehensive Area Plan for Southern Dallas County necessary to create sustainable communities and the establishment of the International Inland Port of Dallas - Not to exceed \$290,000 - Financing: Public/Private Partnership Funds **[08-1521; APPROVED AS AN INDIVIDUAL ITEM]**
20. Authorize the rescission of Resolution Nos. 06-1737 and 06-1738, which provided for a development agreement with Fairfield Residential (FF Development, LP); herein after referred to as "Fairfield," to fund the design, engineering, professional services, and construction of public improvements for Fairfield at Cityplace, a high-density mixed-use development project located at 3700 McKinney Avenue in Tax Increment Financing Reinvestment Zone Number Two (Cityplace Area TIF District) - Not to exceed (\$3,000,000) - Financing: No cost consideration to the City **[08-1522; APPROVED]**
21. Authorize an amendment to the Amended and Restated Development Agreement with Worthing at Motor, L.P., in Tax Increment Financing Reinvestment Zone Number Ten (Southwestern Medical TIF District) to extend the project completion date from March 31, 2008 to September 30, 2008 - Financing: No cost consideration to the City **[08-1523; APPROVED]**
22. Authorize **(1)** a public hearing to be held on June 25, 2008 to receive comments regarding the creation of the Lake Highlands Public Improvement District, in accordance with Chapter 372 of the Texas Local Government Code, for the specified area of the Lake Highlands Public Improvement District (District) for the purpose of providing supplemental public services, to be funded by an assessment for each property owner of record on real property and real property improvements in the District; and at the close of the hearing, **(2)** consideration of a resolution creating the Lake Highlands Public Improvement District, providing an effective date, designating a management entity and authorizing the Service Plan for 2009-2015 - Financing: No cost consideration to the City **[08-1524; APPROVED]**
23. Authorize **(1)** a public hearing to be held on June 25, 2008 to receive comments concerning the renewal of the Vickery Meadow Public Improvement District, in accordance with Chapter 372 of the Texas Local Government Code, for the specified area of the Vickery Meadow Public Improvement District (District) including additional property at Park Lane, for the purpose of providing supplemental public services, to be funded by assessments on real property and real property improvements in the District, and **(2)** at the closing of the hearing, a resolution approving renewal of the District for seven more years and approval of the District's Service Plan for 2009-2015 - Financing: No cost consideration to the City **[08-1525; APPROVED AS AN INDIVIDUAL ITEM]**

CONSENT AGENDA (Continued)**Environmental & Health Services**

24. Authorize a seven-year lease agreement with Marcer Investments, LLC. for approximately 5,800 square feet of office space located at 6925 Lake June Road, to be used as a Women, Infants and Children Clinic for the period August 1, 2008 through July 31, 2015 - Not to exceed \$629,300 - Financing: Department of State Health Services Grant Funds (subject to annual appropriations) **[08-1526; APPROVED]**
25. Authorize a ten-year lease agreement with Tom Keele, Inc. for approximately 6,733 square feet of office space located at 302 North Barnes Drive, Garland, Texas, to be used as a Women, Infants and Children Clinic for the period September 1, 2008 through August 31, 2018 - Not to exceed \$1,134,000 - Financing: Department of State Health Services Grant Funds (subject to annual appropriations) **[08-1527; APPROVED]**
26. An ordinance amending Chapter 17 of the Dallas City Code to revise standards and conditions for granting variances to allow dogs on outdoor patios of food establishments - Financing: No cost consideration to the City **[08-1528; ORDINANCE 27190; APPROVED AS AN INDIVIDUAL ITEM]**

Equipment & Building Services

27. Ratify an emergency repair to the air conditioning chiller unit at the Police Property room located at 1840 Chestnut Street - Facility Solution Group, Inc., lowest responsible bidder of one - Not to exceed \$33,874 - Financing: Current Funds **[08-1529; APPROVED]**

Housing

28. A resolution authorizing support of a pre-application waiver for a Texas Department of Housing and Community Affairs Tax-exempt Bond and 4% Tax Credit financing for the new construction of 180 one-bedroom units for seniors, with 13 units designated for persons with disabilities located at Bickers Street and Greenleaf Street for Village at Lakewest Apartments I, Lakewest Senior Housing I, LP - Financing: No cost consideration to the City **[08-1530; APPROVED]**
29. A resolution authorizing support of a pre-application waiver for a Texas Department of Housing and Community Affairs Tax-exempt Bond and 4% Tax Credit financing for the new construction of 180 one-bedroom units for seniors, with 13 units designated for persons with disabilities located at Morris Drive and Fishtrap Street for Village at Lakewest Apartments II, Lakewest Senior Housing II, LP - Financing: No cost consideration to the City **[08-1531; APPROVED]**

Human Resources

30. Authorize the purchase 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 **[08-1532; CORRECTED ON THE ADDENDUM; APPROVED]**

CONSENT AGENDA (Continued)**Office of Cultural Affairs**

31. Authorize a renewal to the contract with the Museum of African American Life and Culture to provide a cultural awareness program for low-to moderate-income youth in the southern Dallas area - Not to exceed \$50,000 - Financing: 2007-08 Community Development Grant Funds **[08-1533; APPROVED]**

Office of Financial Services

32. Authorize an amendment to the City of Dallas 401(k) Retirement Savings Plan ("401(k) Plan") effective May 28, 2008 - Financing: No cost consideration to the City **[08-1534; APPROVED AS AN INDIVIDUAL ITEM]**
33. Authorize an amendment to the 457 Deferred Compensation Plan for City Employees of the City of Dallas ("457 Plan") effective May 28, 2008 - Financing: No cost consideration to the City **[08-1535; APPROVED]**

Park & Recreation

34. Authorize **(1)** a license agreement with Oncor and DART for the use of right-of-way for public hike and bike trail purposes for two trails known as Manderville Trail and East Dallas Veloway North, totaling approximately 1.5 miles; and, **(2)** a development, operation and maintenance agreement with Next Block Dallas-I, L.P. for the development, operation and maintenance of one mile of trail known as Manderville Trail and one-half mile of trail known as East Dallas Veloway North - Financing: No cost consideration to the City **[08-1536; APPROVED AS AN INDIVIDUAL ITEM]**
35. Authorize Supplemental Agreement No. 3 to the professional services contract with Elliott and Associates Architects for design development, construction documents, construction administration, Texas Accessibility Standards review, and biographical and historical research and writing for a revised community recognition project at Opportunity Park located at 3105 Pine Street - \$50,700, from \$149,354 to \$200,054 - Financing: 2003 Bond Funds **[08-1537; APPROVED]**

Police

36. Authorize an application for the Homicide Cold Case Investigation grant from the Office of the Governor, Criminal Justice Division to provide the police department's Cold Case Homicide Unit additional resources for the period September 1, 2008 through August 31, 2009 - Financing: No cost consideration to the City **[08-1538; APPROVED]**

Public Works & Transportation

37. Authorize a twelve-month service contract for asbestos abatement and demolition services for structures ordered demolished by municipal court order, the emergency demolition of unsafe buildings due to fire damage, and the demolition of City-owned buildings as required - F. Hall Mowing Company, lowest responsible bidder of six - Not to exceed \$2,630,295 - Financing: Demolition Reserve Funds **[08-1539; APPROVED AS AN INDIVIDUAL ITEM]**

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

38. Authorize a professional services contract with CEI Engineering Associates, Inc. for the engineering design of 12 sidewalk improvement projects and a streetscape project (list attached) - Not to exceed \$115,036 - Financing: 2003 Bond Funds (\$90,016) and 2006 Bond Funds (\$25,020) **[08-1540; APPROVED]**
39. Authorize an Interlocal Agreement with the Texas Department of Transportation for the City's share of right-of-way acquisition and utility relocations for proposed paving improvements at the intersections of Pearl Street at Woodall Rodgers, Olive Street at Woodall Rodgers, and Pearl Street at Flora Street - Not to exceed \$20,000 - Financing: 2003 Bond Funds **[08-1541; APPROVED]**

Pedestrian Improvements along Hi Line Drive from Stemmons Freeway to Trinity Meanders

Note: Item Nos. 40 and 41 must be considered collectively.

40. * Authorize **(1)** an Interlocal Agreement with the North Central Texas Council of Governments for design and construction of the Dallas Design District TIF pedestrian infrastructure improvements along Hi Line Drive from Stemmons Freeway to the Trinity Meanders; **(2)** receipt and deposit of funds from the North Central Texas Council of Governments in the amount of \$829,789; and **(3)** an increase in appropriations in the amount of \$829,789 in the Capital Projects Reimbursement Fund - Not to exceed \$829,789 - Financing: No cost consideration to the City **[08-1542; APPROVED]**
41. * Authorize payment to Alta Block 1500, LLC for the North Central Texas Council of Government's share of design and construction of the Dallas Design District TIF pedestrian infrastructure improvements along Hi Line Drive from Stemmons Freeway to the Trinity Meanders - Not to exceed \$829,789 - Financing: Capital Projects Reimbursement Funds **[08-1543; APPROVED]**

Trinity River Corridor Project

42. Authorize a professional services contract with Freese and Nichols, Inc. for environmental permitting, topographic survey, and schematic design through construction administration services for the Elm Fork Athletic Complex located near the 2200 Block of Walnut Hill Lane - Not to exceed \$1,792,293 - Financing: 2003 Bond Funds **[08-1544; APPROVED]**
43. Authorize an increase in the contract with Sedalco, LP for the installation of a public address system, and for trail modifications at the Trinity River Audubon Center - \$56,686, from \$11,808,193 to \$11,864,879 - Financing: 1998 Bond Funds **[08-1545; APPROVED]**
44. Authorize an Interlocal Agreement with the Texas Department of Transportation for local project funding for construction of the Beckley Avenue improvements, from Gulden Lane to approximately Union Pacific Railroad associated with the Woodall Rodgers Extension (Spur 366) project - Not to exceed \$3,548,304 - Financing: 1998 Bond Funds **[08-1546; APPROVED]**

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

45. 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) **[08-1547 AND 08-1548; INDIVIDUAL AND FULL COUNCIL; APPOINTMENTS MADE TO BOARDS]**
46. Consideration and appointment of a member to the Dallas Area Rapid Transit (DART) Board of Directors for Place 4 (Closed Session, if necessary, Personnel, Sec. 551.074, T.O.M.A) (List of nominees is available in the City Secretary's Office) **[08-1549; APPROVED]**
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) **[08-1550; DELETED ON THE ADDENDUM]**

Department of Development Services

48. Authorize a historic preservation tax exemption for the Awalt Building located at 804 Pacific Avenue for a 15-year period on 100 percent of the land and structure value - Revenue: First year tax revenue foregone estimated at \$35,077 (Estimated revenue foregone for 15 years is \$526,148) **[08-1551; APPROVED]**
49. Authorize a historic preservation tax exemption for the John F. and Lucy Parks Estate located at 6220 Worth Street for a ten-year period on the added value of the land and structure value - Revenue: First year tax revenue foregone estimated at \$5,983 (Estimated revenue foregone for ten years is \$59,832) **[08-1552; APPROVED]**

Office of Financial Services

50. An ordinance authorizing the issuance and sale of \$170,000,000 City of Dallas, Texas, Waterworks and Sewer System Revenue Refunding Bonds, Series 2008; accepting the bids and awarding the sale of the bonds; approving the Preliminary Official Statement; and enacting other provisions in connection therewith - Not to exceed \$452,000 - Financing: Water Utilities Current Funds **(To be considered before 12:00 noon) [08-1553; ORDINANCE 27188; APPROVED]**

Police

51. An ordinance amending Chapter 28 of the Dallas City Code to authorize a police officer to impound a motor vehicle stopped for a traffic law violation if the vehicle's owner or operator fails to show evidence of financial responsibility - Financing: No cost consideration to the City **[08-1554; ORDINANCE 27189; APPROVED AS AMENDED]**

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

ITEMS FOR FURTHER CONSIDERATION

Department of Development Services

52. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, of two tracts of unimproved land containing a total of approximately 20,376 square feet located near the intersection of Cadiz and Industrial Streets for the Cadiz Pump Station Improvement Project (list attached) - \$181,717 - Financing: Water Utilities Capital ~~Improvement~~ Construction Funds **[08-1555; APPROVED]**
53. An ordinance granting a Planned Development District for LI Light Industrial District Uses and a resolution granting an amendment to the public deed restrictions on property zoned an LI Light Industrial District on the west side of Waterview Parkway at Synergy Drive - Z078-154 - Financing: No cost consideration to the City **[08-1556; ORDINANCE 27191; APPROVED]**

PUBLIC HEARINGS AND RELATED ACTIONS**Department of Development Services**ZONING CASES – CONSENT [08-1557]

54. A public hearing to receive comments regarding a City Council authorized hearing to determine proper zoning on property zoned an IM Industrial Manufacturing District, CS Commercial Service District, CA-2(A) Central Area District, MU-2(SAH) Mixed Use District, Planned Development District No. 774, within the Downtown Special Provision Sign District with Specific Use Permit No. 432 for a Private Animal Pound and Specific Use Permit No. 1203 for a Government Installation Other Than Listed on property generally bounded by Continental Avenue to the north, Interstate 35 to the east and south, and the Trinity River levee to the west with consideration being given to appropriate zoning for that area including use, development standards, parking, landscaping, sign, and other appropriate regulations and an ordinance granting a Planned Development District and an ordinance terminating Specific Use Permit No. 432 **[08-1558; HEARING OPEN; REFERRED BACK TO TRINITY RIVER CORRIDOR PROJECT COUNCIL COMMITTEE]**
Recommendation of Staff and CPC: Approval of a planned development district, subject to conditions and a regulating plan for property located south of the Union Pacific Rail Line, with termination of Specific Use Permit No. 432, and no change to zoning for property located north of the Union Pacific Rail Line
Z067-148(DW)
55. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a Vehicle or engine repair or maintenance use on property within the Subdistrict 3 portion of Planned Development District No. 533, the C. F. Hawn Special Purpose District No. 1, on the northeast line of CF Hawn Freeway, southeast of Lake June Road **[08-1559; ORDINANCE 27192; STAFF 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
Z078-145(RB)

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

56. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for R-7.5(A) Single Family District uses, office, and certain non-residential uses on property zoned an R-7.5(A) Single Family District located at the north terminus of Cornerstone Parkway, west of Caruth Haven Boulevard **[08-1560; HEARING CLOSED; ORDINANCE 27193; CPC RECOMMENDATION FOLLOWED]**
Recommendation of Staff: Approval, subject to a revised development plan and staff conditions
Recommendation of CPC: Approval, subject to a development plan and conditions
Z078-169(JH)
57. A public hearing to receive comments regarding an application for and an ordinance granting a Subdistrict 2 within Planned Development District No. 317, the Cedars Area Special Purpose District, with consideration for creating a new subdistrict for Subdistrict 2 uses, on property zoned a Subdistrict 1 within Planned Development District No. 317 on the northeast side of Gould Street, between McKee Street and Hickory Street **[08-1561; HEARING CLOSED; ORDINANCE 27194; CPC RECOMMENDATION FOLLOWED]**
Recommendation of Staff and CPC: Approval
Z078-184(JH)
58. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to and expansion of Planned Development District No. 582, the Victory Planned Development District, on property partially zoned an I-2 Industrial Subdistrict, an I-3 Industrial Subdistrict, and a CA-2 Central Area Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on property generally east of Stemmons Freeway and north of Woodall Rodgers Freeway **[08-1562; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; WILL BRING BACK ORDINANCE ON JUNE 11, 2008]**
Recommendation of Staff and CPC: Approval, subject to a conceptual plan and conditions
Z067-222(RB)

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 **[08-1563; DELETED ON THE ADDENDUM]**
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)

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 to amend Zones 1A and 1B of Planned Development District No. 184 for office, retail and residential uses, on the northeast corner of Cedar Springs Road and Carlisle Street **[08-1564; CORRECTED ON THE ADDENDUM; HEARING CLOSED; ORDINANCE 27195; STAFF RECOMMENDATION FOLLOWED]**
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)
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 **[08-1565; DELETED ON THE ADDENDUM]**
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)

ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL

62. A public hearing to receive comments regarding an application for an MF-1(A) Multifamily District on property zoned an R-7.5(A) Single Family District on the east line of Houston School Road, north of Wheatland Road **[08-1566; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED TO DENY]**
Recommendation of Staff: Approval, subject to the applicant's volunteered deed restrictions
Recommendation of CPC: Denied
Z067-337(RB)
Note: This case was considered by the City Council at a public hearing on April 9, 2008, and was taken under advisement until May 28, 2008, with the public hearing open.
63. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for vehicle or engine repair and maintenance use on property zoned Subdistrict 3 within Planned Development District No. 533, the C.F. Hawn Special Purpose District, on the northeast side of C.F. Hawn Freeway, south of Lake June Road **[08-1567; HEARING OPEN; HOLD UNDER ADVISEMENT UNTIL JUNE 25, 2008]**
Recommendation of Staff: Denial
Recommendation of CPC: Approval for a one-year time period with eligibility for automatic renewal for one additional one-year time period, subject to a site plan and conditions
Z067-225(JH)
Note: This item was considered by the City Council at a public hearing on April 23, 2008, and was taken under advisement until May 28, 2008, with the public hearing open.

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

64. 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. 722 for single family, handicapped dwelling and private street and alley west of Preston Road, north of Frankford Road **[08-1568; HEARING CLOSED; ORDINANCE 27196; CPC RECOMMENDATION FOLLOWED]**
Recommendation of Staff and CPC: Approval, subject to a development plan and conditions Z078-185(WE)
Note: This item was considered by the City Council at a public hearing on May 14, 2008, and was taken under advisement until May 28, 2008, with the public hearing open.
65. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a metal salvage facility on property zoned Planned Development District No. 406, the Ledbetter/Eagle Ford Special Purpose District, on the west side of Progressive Drive, northwest of the corner of Fort Worth Turnpike and Walton Walker Access Road **[08-1569; HEARING CLOSED; ORDINANCE 27197; STAFF 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
Z078-176(OTH)
Note: This item was considered by the City Council at a public hearing on May 14, 2008, and was taken under advisement until May 28, 2008, with the public hearing open.
66. 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 **[08-1570; HEARING OPEN; HOLD UNDER ADVISEMENT UNTIL JUNE 25, 2008]**
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)
Note: This item was considered by the City Council at a public hearing on March 26, 2008, and was taken under advisement until May 28, 2008, with the public hearing open.

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)
THOROUGHFARE PLAN AMENDMENTS

Public Works & Transportation

- 67. A public hearing to receive comments to amend the City of Dallas Thoroughfare Plan to delete (1) Shelley Boulevard from Duncanville Road to Knoxville Street, a four-lane divided roadway (S-4-D) within 80 feet of right-of-way; (2) Shelley Boulevard from Knoxville Street to Cockrell Hill Road, a four-lane undivided roadway (S-4-U) within 60 feet of right-of-way; and (3) Knoxville Street from Shelley Boulevard to Illinois Avenue, a four-lane divided roadway (S-4-D) within 80 feet of right-of-way; and, at the close of the hearing, authorize an ordinance implementing the changes - Financing: No cost consideration to the City **[08-1571; HEARING CLOSED; ORDINANCE 27198; APPROVED]**

MISCELLANEOUS HEARINGS

Code Compliance

- 68. Authorize (1) a public hearing to receive comments on proposed revisions to the City of Dallas Residential Antidisplacement and Relocation Assistance Plan; and, at the close of the public hearing, (2) approval of revisions to the City of Dallas Residential Antidisplacement and Relocation Assistance Plan - Financing: No cost consideration to the City **[08-1572; APPROVED]**

Department of Development Services

- 69. A public hearing to receive comments on a proposed municipal setting designation to prohibit the use of groundwater as potable water beneath property owned by MHJ, Ltd. located near the intersection of Harry Hines Boulevard and Mockingbird Lane and adjacent street right-of-way, and an ordinance authorizing support of the issuance of a municipal setting designation to MHJ, Ltd. by the Texas Commission on Environmental Quality and prohibiting the use of groundwater beneath the designated property as potable water - Financing: No cost consideration to the City **[08-1573; HEARING CLOSED; ORDINANCE 27199; APPROVED]**
Recommendation of Staff: Approval
- 70. A public hearing to receive comments regarding a proposal for and an ordinance waiving certain street name change standards and changing the name of Fisher Road between Skillman Street and Abrams Road to Southwestern Boulevard - Financing: No cost consideration to the City **[08-1574; HEARING CLOSED; ORDINANCE 27200; APPROVED]**

Housing

Private Sale of Unimproved Property

Note: Item Nos. 71 and 72 must be considered collectively.

- 71. * A public hearing to receive comments on the proposed private sale by quitclaim deed of four unimproved properties acquired by the taxing authorities from the Sheriff's Sale to Cornerstone Community Development Corporation, a qualified non-profit organization (list attached) - Financing: No cost consideration to the City **[08-1575; HEARING CLOSED]**

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

MISCELLANEOUS HEARINGS (Continued)

Housing (Continued)

Private Sale of Unimproved Property (Continued) **Note:** Item Nos. 71 and 72 must be considered collectively.

- 72. * Authorize the private sale under the HB110 process through the Land Transfer Program, as provided for by Section 34.015 of the Texas Property Tax Code, by quitclaim deed of four unimproved properties acquired by the taxing authorities from the Sheriff's Sale to Cornerstone Community Development Corporation, a qualified non-profit organization and execution of a release of non-tax liens included in the foreclosure judgment and post-judgment non-tax liens, if any (list attached) - Revenue: \$5,989 **[08-1576; APPROVED]**

Office of Financial Services

- 73. A public hearing to receive comments in preparation of the FY 2008-09 Operating, Capital, Grant and Trust budgets - Financing: No cost consideration to the City **[08-1577; HEARING CLOSED]**
- 74. A public hearing to receive comments on the proposed FY 2008-09 Consolidated Plan Budget for U.S. Department of Housing and Urban Development Grant Funds and the proposed FY 2007-08 Reprogramming Budget - Financing: No cost consideration to the City **[08-1578; HEARING CLOSED]**

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

ADDITIONS:
CONSENT ADDENDUM

Aviation

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

Ambassador Aviation, Ltd.

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 **[08-1579; APPROVED AS AN INDIVIDUAL ITEM]**
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 **[08-1580; APPROVED AS AN INDIVIDUAL ITEM]**

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 **[08-1581; APPROVED]**

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 **[08-1582; ORDINANCE 27201; APPROVED AS AN INDIVIDUAL ITEM]**

**ADDENDUM
CITY COUNCIL MEETING
MAY 28, 2008**

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 **[08-1583; APPROVED AS AN INDIVIDUAL ITEM]**
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 **[08-1584; APPROVED]**

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 **[08-1585; APPROVED]**
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 **[08-1586; APPROVED]**

**ADDENDUM
CITY COUNCIL MEETING
MAY 28, 2008**

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 **[08-1587; APPROVED AS AN INDIVIDUAL ITEM]**

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 **[08-1588; APPROVED]**

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 **[08-1589; ORDINANCE 27202; APPROVED AS AMENDED]**

Sanitation Services

12. An ordinance amending Chapter 18 of the Dallas City Code to adjust solid waste disposal charges - Estimated Annual Revenue: \$297,566 **[08-1590; ORDINANCE 27203; APPROVED AS AN INDIVIDUAL ITEM]**

**ADDENDUM
CITY COUNCIL MEETING
MAY 28, 2008**

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) **[08-1591; APPROVED AS AN INDIVIDUAL ITEM]**

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) **[08-1592; APPROVED]**

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 **[08-1593; HEARING CLOSED; ORDINANCE 27204; CPC RECOMMENDATION FOLLOWED]**
Recommendation of Staff and CPC: Approval
DCA078-004

**ADDENDUM
CITY COUNCIL MEETING
MAY 28, 2008**

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 **[08-1532]**

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 **[08-1564]**
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) **[08-1550]**

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 **[08-1563]**
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)

**ADDENDUM
CITY COUNCIL MEETING
MAY 28, 2008**

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 **[08-1565]**
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)