

AGENDA
CITY COUNCIL MEETING
JUNE 11, 2008
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBERS, CITY HALL
DALLAS, TEXAS 75201
9:00 A. M.

Invocation and Pledge of Allegiance (Council Chambers) **[08-1650]**

Agenda Item/Open Microphone Speakers **[08-1651]**

VOTING AGENDA

1. Approval of Minutes of the May 28, 2008 City Council Meeting **[08-1652; APPROVED]**

CONSENT AGENDA **[08-1653; APPROVED]**

Business Development & Procurement Services

2. Authorize five concession contracts for one hundred twenty-six months, or ten and one-half years, each, with one sixty-month extension option each, for Golf Pro Shop Manager with Bob Smith at Tenison Park Golf Course in the amount of \$1,992,957, Mickey Ray Piersall at L. B. Houston Golf Course in the amount of \$631,311, Ira McGraw at Cedar Crest Golf Course in the amount of \$669,908, James R. Henderson at Stevens Park Golf Course in the amount of \$566,394 and Tony Martinez at Grover C. Keeton Park Golf Course in the amount of \$435,506, most advantageous proposers of ten - Estimated Annual Revenue: \$4,296,076 **[08-1654; APPROVED AS AN INDIVIDUAL ITEM]**
3. Authorize the purchase of one natural gas emergency generator to be used by Convention and Event Services - Cummins Southern Plains, LLC., lowest responsible bidder of four - Not to exceed \$71,925 - Financing: Convention and Event Services Current Funds **[08-1655; APPROVED]**

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

4. Authorize a thirty-six-month service contract for installation, monitoring and maintenance of alarm systems and annual fire alarm inspections - Alarm Security Group, LLC, lowest responsible bidder of five - Not to exceed \$762,438 - Financing: Current Funds (\$712,439), Water Utilities Current Funds (\$49,999) (subject to annual appropriations) **[08-1656; APPROVED]**
5. Authorize a thirty-six-month service contract for repair, maintenance and parts for heating, ventilation and air conditioning systems in buildings maintained by the Park and Recreation Department and other City facilities - Gulf Energy Systems, Inc., lowest responsible bidder of three - Not to exceed \$651,082 - Financing: Current Funds (subject to annual appropriations) **[08-1657; APPROVED]**
6. Authorize a thirty-six-month service contract for maintenance and repair of fuel pumps, dispensing equipment, lines and tanks - McCon Building and Petroleum Services, Inc., only bidder - Not to exceed \$749,902 - Financing: Current Funds (subject to annual appropriations) **[08-1658; APPROVED AS AN INDIVIDUAL ITEM]**
7. Authorize a twelve-month service contract, with two twelve-month renewal options, for the publishing of official notices and City advertising - The Dallas Morning News, Sole Source - Not to exceed \$1,000,000 - Financing: Current Funds (subject to annual appropriations) **[08-1659; APPROVED AS AN INDIVIDUAL ITEM]**
8. Authorize a thirty-six-month master agreement for propane - Northwest Butane Gas Company, lowest responsible bidder of two - Not to exceed \$292,033 - Financing: Current Funds (\$74,939), Water Utilities Current Funds (\$206,850), Convention and Event Services Current Funds (\$3,940), Aviation Current Funds (\$6,304) **[08-1660; APPROVED]**
9. Authorize a twenty-four-month master agreement for back-up tapes - Applied Data Resources, Inc., lowest responsible bidder of ten - Not to exceed \$447,727 - Financing: Current Funds **[08-1661; APPROVED AS AN INDIVIDUAL ITEM]**
10. Authorize a twenty-four-month master agreement for traffic signal poles, mast arms, transformer bases, and screw-in foundations - Union Metal Corporation in the amount of \$318,244, and Component Products, Inc. in the amount of \$109,250, lowest responsible bidders of eight - Total not to exceed \$427,494 - Financing: Current Funds **[08-1662; APPROVED]**

City Attorney's Office

11. Authorize a professional services contract with the law firm of Patton Boggs LLP for legal services necessary in the renegotiation of the McCommas Bluff landfill gas agreement between the City of Dallas and Dallas Clean Energy LLC - Not to exceed \$150,000 - Financing: Current Funds **[08-1663; APPROVED]**

CONSENT AGENDA (Continued)**Code Compliance**

12. Authorize moving expense and replacement housing payments for Alton and Lupe Juarigui 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 \$51,200 - Financing: 2003 Bond Funds **[08-1664; APPROVED]**
13. Authorize moving expense and replacement housing payments for Juan and Teresa Rojas 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 \$41,400 - Financing: 2003 Bond Funds **[08-1665; APPROVED]**

Department of Development Services

14. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Remnant of Grace Ministries Church of approximately 4,968 square feet of unimproved land located near the intersection of Arden Road and Bronx Avenue for the Arden Road Project - \$15,000 - Financing: 2003 Bond Funds **[08-1666; APPROVED]**
15. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Seastrunk Enterprises, LLC, of approximately 4,000 square feet of unimproved land located near the intersection of Signet and Roberta Streets for pavement and drainage improvements for the Mouser Street Project - \$5,120 - Financing: 2004-05 Community Development Grant Funds **[08-1667; DEFERRED UNTIL AUGUST 13, 2008]**
16. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, of 27 properties improved with single family homes in the Cadillac Heights neighborhood near the intersection of Cedar Crest and Kiest Boulevards for the proposed use of future City facilities (list attached) - \$1,237,000 - Financing: 2006 Bond Funds **[08-1668; APPROVED]**
17. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Robert B. Drennan and Roberto Marquez, of two tracts of land containing a total of approximately 13,250 square feet improved with multi-family units located near the intersection of Tenth Street and Bishop Avenue for the North Oak Cliff Library Project (list attached) - \$449,000 - Financing: 2006 Bond Funds **[08-1669; APPROVED]**
18. Authorize the quitclaim of 17 properties acquired by the taxing authorities from the Sheriff's Sale to the highest bidders (list attached) - Revenue \$232,331 **[08-1670; APPROVED]**
19. A resolution consenting to the sale of a tax foreclosed property, located at 7500 Westmoreland Road, acquired by the taxing authorities from a Sheriff's Sale to K. P. Star Investments, Inc. - Revenue: \$35,984 **[08-1671; APPROVED]**
20. An ordinance abandoning a portion of a water and wastewater easement to ZCG Henderson, LLC, the abutting owner, containing approximately 3,792 square feet of land located near the intersection of Belmont and Henderson Avenues - Revenue: \$5,400 plus the \$20 ordinance publication fee **[08-1672; ORDINANCE 27205; APPROVED AS AN INDIVIDUAL ITEM]**

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

21. An ordinance abandoning portions of utility and sanitary sewer easements to HCP DR MCD, LLC, the abutting owner, containing a total of approximately 25,086 square feet of land, located near the intersection of Park Central Drive and Forest Lane - Revenue: \$5,400 plus the \$20 ordinance publication fee **[08-1673; ORDINANCE 27206; APPROVED]**
22. An ordinance abandoning a portion of a water line easement to the Dallas County Community College District, the abutting owner, containing approximately 2,322 square feet of land located near the intersection of Walnut Street and Abrams Road - Revenue: \$5,400 plus the \$20 ordinance publication fee **[08-1674; ORDINANCE 27207; APPROVED]**
23. An ordinance abandoning a portion of Reagan Street to CH Woodlawn, L.P., the abutting owner, containing approximately 12,250 square feet of land, located near its intersection with the Dallas North Tollway and authorizing the quitclaim - Revenue: \$572,688 plus the \$20 ordinance publication fee **[08-1675; ORDINANCE 27208; APPROVED]**
24. An ordinance authorizing a correction to Ordinance No. 26940, previously approved on September 26, 2007, rezoning property from an MC-4 Multiple Commercial District and an IR Industrial Research District to an RR Regional Retail District on the southeast corner of IH-20 and Autobahn Drive to correct the zoning districts listed in the introduction and Section 1 of the ordinance - Z067-252(RB) - Financing: No cost consideration to the City **[08-1676; ORDINANCE 27209; APPROVED]**

Economic Development

25. Authorize a public hearing to be held on June 25, 2008 to receive comments concerning the creation of City of Dallas Reinvestment Zone No. 71 located at the northeast corner of Dallas Avenue and Telephone Road; and, at the close of the hearing, consideration of **(1)** an ordinance creating City of Dallas Reinvestment Zone No. 71; **(2)** a 75 percent real property tax abatement for ten years with Ridge South Dallas I, LLC; and **(3)** a development agreement with Ridge South Dallas I, LLC in an amount not to exceed \$10,550,000 for public infrastructure improvements, including, but not limited to, sanitary sewer, water, and road improvements - Financing: No cost consideration to the City **[08-1677; APPROVED AS AN INDIVIDUAL ITEM]**

Environmental & Health Services

26. Authorize a seven-year lease agreement with Jay Elins, for approximately 10,100 square feet of office and warehouse space located at 2233 Valdina Street, Suite Nos. 105-107, to be used by the Women, Infants and Children Clinic as a central supply storage facility for the period September 1, 2008 through August 31, 2015 - Not to exceed \$434,300 - Financing: Department of State Health Services Grant Funds (subject to annual appropriations) **[08-1678; APPROVED]**

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

27. Authorize **(1)** an Interlocal Agreement with Dallas County for the provision of homeless assistance services at the Homeless Assistance Center through Metro Dallas Homeless Alliance through September 30, 2008, **(2)** the receipt and deposit of monthly payments from Dallas County in the amount of \$83,334, for the period May 1, 2008 through September 30, 2008 in an amount not to exceed \$416,667, and **(3)** the counting of Dallas County's monthly payments toward Metro Dallas Homeless Alliance's required financial contribution for the management and operation of the Homeless Assistance Center, as provided for in the Management Services Contract, Phase II with Metro Dallas Homeless Alliance - Not to exceed \$416,667 - Financing: Intergovernmental Revenue - Dallas County **[08-1679; APPROVED AS AN INDIVIDUAL ITEM]**

Equipment & Building Services

28. Authorize a construction contract for ceiling repairs and the installation of a protective thermal lining system at the Dodd J. Miller, Fire Training and Maintenance Center located at 5000 Dolphin Road - E.H. Glover, Inc., d.b.a, High Temperature Linings, lowest responsible bidder of three - \$102,954 - Financing: Current Funds **[08-1680; APPROVED]**
29. Authorize a contract for the replacement of a chiller unit at the Jack Evans Police Headquarters located at 1400 South Lamar Street - Gulf Energy Systems, Inc., lowest responsible bidder of five - \$164,450 - Financing: Current Funds **[08-1681; APPROVED]**
30. Ratify an emergency repair to the Club House at Cedar Crest Golf Course located at 1800 Southerland Avenue for structural walls repairs resulting from a vehicle colliding with the facility - Mitchell Enterprises, Ltd., the only bidder - \$55,000 - Financing: Capital Construction Funds **[08-1682; APPROVED AS AN INDIVIDUAL ITEM]**

Housing

31. Authorize a resolution in support of the Texas Department of Housing and Community Affairs Tax-exempt Bond and 4% Tax Credit financing pursuant to Section 50.5 (7) (A-C) , and 50.5 (8) (A-D) (iv) of the Qualified Allocation Plan 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 **[08-1683; APPROVED AS AN INDIVIDUAL ITEM]**
32. Authorize a resolution in support of the Texas Department of Housing and Community Affairs Tax-exempt Bond and 4% Tax Credit financing pursuant to Section 50.5 (7) (A-C) , and 50.5 (8) (A-D) (iv) of the Qualified Allocation Plan 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 I, LP - Financing: No cost consideration to the City **[08-1684; APPROVED AS AMENDED]**

CONSENT AGENDA (Continued)**Housing (Continued)**

33. Authorize acquisition of two vacant lots located at 2432 Hooper Street and 6112 Bexar Street for the proposed Bexar Street Redevelopment Project which is being implemented as part of the Neighborhood Investment Program (list attached) - \$31,700 including estimated closing costs - Financing: 2006 Bond Funds **[08-1685; APPROVED]**
34. Authorize the reconstruction on-site of six homes in accordance with the Reconstruction/SHARE Program Statement requirements for the properties located at 5111 Lindsley Avenue in the amount of \$87,500, 3827 Herrling Street in the amount of \$87,500, 3912 Kynard Street in the amount of \$87,500, 2617 Pall Mall Avenue in the amount of \$87,500, 653 Elwayne Avenue in the amount of \$86,500 and 436 Hart Street in the amount of \$85,238 - Total not to exceed \$521,738 - Financing: 2006-07 HOME Funds (\$4,780); and 2007-08 Community Development Grant Funds (\$516,958)**[08-1686; APPROVED]**
35. Authorize **(1)** the release of non-tax City liens against five privately held vacant properties located at 402 Bobbie Street, 411 Hart Street, 507 North Moore Street, 511 North Moore Street and 515 North Moore Street, in exchange for Texas Heavenly Homes, Ltd. providing an unsecured promissory note in the amount of the non-tax liens, estimated to be \$2,394 for the property at 402 Bobbie Street, \$1,566 for the property at 411 Hart Street, \$1,409 for the property at 507 North Moore Street, \$1,061 for the property at 511 North Moore Street and \$2,266 for the property at 515 North Moore Street, paying all delinquent taxes, penalties and interest on the properties, and providing affordable housing on each property for low-income households in accordance with the City's Land Transfer Policy and Program Statement; and **(2)** an exception to the City's Land Transfer Policy and Program Statement extending the development period from 2 years to 4 years of release of non-tax liens - Estimated Revenue Foregone: \$8,696 **[08-1687; APPROVED]**

Park & Recreation

36. Authorize an application to the National Park Service's Preserve America Grant Program in the amount of \$250,000 for an information center, educational materials, trail markers, interpretive and building signage, and brochures at Fair Park located at 1200 Second Avenue - Financing: No cost consideration to the City **[08-1688; APPROVED]**
37. Authorize a contract for the construction of a new parking lot, security lighting, and a portable toilet enclosure at Northaven Park located at 3800 Northaven Road - Wall Enterprises, lowest responsible bidder of four - Not to exceed \$184,506 - Financing: 2003 Bond Funds **[08-1689; APPROVED]**
38. Authorize a contract for the installation of a new playground and construction of a new parking lot at Cheyenne Park located at 700 Cheyenne Road - Henneberger Construction, Inc., lowest responsible bidder of four - Not to exceed \$185,007 - Financing: 2003 Bond Funds **[08-1690; APPROVED]**

CONSENT AGENDA (Continued)**Park & Recreation (Continued)**

39. Authorize a professional services contract with Johnson/McKibben Architects, Inc. for a topographic survey, master plan, and schematic design through construction administration services for expansion of the facility, rest room renovation, roof repair/replacement, and heating, ventilation and air conditioning replacement at Kleberg/Rylie Recreation Center located at 1515 Edd Road - Not to exceed \$105,065 - Financing: 2003 Bond Funds **[08-1691; APPROVED]**
40. Authorize a professional services contract with McAfee 3 Architects for a topographic survey and schematic design through construction administration services for a new tennis center pro-shop at Samuell-Grand Park located at 6200 East Grand Avenue - Not to exceed \$93,680 - Financing: Samuell Park Trust Funds **[08-1692; APPROVED]**
41. Authorize a professional services contract with Ron Wommack Architect for a topographic survey and schematic design through construction administration services for a new concession and rest room facility at Samuell-Garland Park located at 12200 Garland Road - Not to exceed \$63,818 - Financing: 2006 Bond Funds **[08-1693; APPROVED]**
42. Authorize an increase in the contract with Dean Electric, Inc., dba Dean Construction for the relocation of the Fisher Road overlook, electrical service modifications, additional traffic control signage, extension for rental of temporary coffer dam, erosion control and wetland mitigation, and additional hike and bike trail replacement on East Lawther Drive at the Celebration Tree Grove at White Rock Lake Park located at 8300 Garland Road, and replacement of fabric shade canopies with metal canopies at the tournament softball complex at Kiest Park located at 3080 South Hampton Road - Not to exceed \$509,975, from \$4,303,770 to \$4,813,745 - Financing: 2003 Bond Funds **[08-1694; APPROVED]**
43. Authorize **(1)** an increase in the contract with Phoenix I Restoration and Construction, Ltd. for interior finishout and other minor modifications including roofing modifications, additional landscape and irrigation, and new motorized shades for the Texas Discovery Gardens in Fair Park located at 3601 Martin Luther King Jr. Boulevard in the amount of \$343,128, from \$4,703,000 to \$5,046,128; and, **(2)** an increase in appropriations in the amount of \$358,892 in the Capital Gifts, Donation and Development Fund - Not to exceed \$343,128 - Financing: 2006 Bond Funds (\$85,128) and Capital Gifts, Donation and Development Funds (\$258,000) **[08-1695; APPROVED]**

Public Works & Transportation

44. Authorize a professional services contract with GSWW, Inc. for the engineering design of a thoroughfare project for Cadiz Street from South Industrial Boulevard to the railroad underpass - Not to exceed \$232,541 - Financing: 2006 Bond Funds (\$184,148) and Water Utilities Capital Construction Funds (\$48,393) **[08-1696; APPROVED]**

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

45. Authorize **(1)** a contract for the Love Field baggage claim garage "A" tunnel modification project with Gilbert May, Inc. dba Phillips/May Corporation, lowest responsible bidder of three, in an amount not to exceed \$157,333; and **(2)** an increase in appropriations in an amount not to exceed \$157,333 in the Federal Aviation Administration Airport Improvement Program Grant Funds - Not to exceed \$157,333 - Financing: Aviation Capital Construction Funds (\$39,333) and Federal Aviation Administration Airport Improvement Program Grant Funds (\$118,000) **[08-1697; APPROVED]**
46. Authorize **(1)** an increase in the contract with AUI Contractors, LP to perform additional work necessary for the construction of the fuel and chemical containment systems at eleven locations at Dallas Love Field, in an amount not to exceed \$66,100, from \$1,791,088 to \$1,857,188; and **(2)** an increase in appropriations in an amount not to exceed \$66,100 in the Federal Aviation Administration Airport Improvement Program Grant Funds - Not to exceed \$66,100 - Financing: Aviation Passenger Facility Charge Funds (\$16,525) and Federal Aviation Administration Airport Improvement Program Grant Funds (\$49,575) **[08-1698; APPROVED]**
47. Authorize **(1)** street paving, storm drainage, water and wastewater main improvements for Raydell Place from School Dell Drive to South Barnett Avenue; provide for partial payment of construction cost by assessment of abutting property owners; an estimate of the cost of the improvements to be prepared as required by law, and **(2)** a benefit assessment hearing to be held on August 13, 2008, to receive comments - Financing: No cost consideration to the City **[08-1699; APPROVED]**
48. An ordinance amending Chapter 28 of the Dallas City Code to: **(1)** prohibit stopping, standing, or parking at a parking meter beyond the posted maximum legal time limit; **(2)** establish and revise parking rates for various streets and parking lots; **(3)** establish effective times for parking rates; **(4)** provide for placement of parking meters for metered parking spaces; and **(5)** apply offense and penalty provisions of state law to disabled parking violations occurring on private property - Financing: No cost consideration to the City **[08-1700; ORDINANCE 27210; APPROVED]**

Note: Item Nos. 49 and 50 must be considered collectively.

IH 35 at Motor Street

49. * Authorize a Local Transportation Project Advance Funding Agreement with the Texas Department of Transportation for replacement of overhead guide signs on IH 35 at Motor Street - Not to exceed \$40,000 - Financing: 2003 Bond Funds (\$20,000) and Capital Projects Reimbursement Funds (\$20,000) **[08-1701; APPROVED]**
50. * Authorize **(1)** a Participation Agreement with the Southwestern Medical District for replacement of overhead guide signs on IH 35 at Motor Street; **(2)** receipt and deposit of funds from the Southwestern Medical District in an amount not to exceed \$20,000; and **(3)** an increase in appropriations in the amount of \$20,000 in the Capital Projects Reimbursement Fund - Financing: No cost consideration to the City **[08-1702; APPROVED]**

CONSENT AGENDA (Continued)**Trinity River Corridor Project**

51. Authorize an increase in the contract with Sedalco, LP for furnishing and installing furniture, additional handrails along arrival path, additional humidistats and carbon dioxide sensors to assure Leadership in Energy and Environmental Design Gold certified status, regrading and reseeding along access road, and structural steel modifications for the Trinity River Audubon Center - Not to exceed \$260,805, from \$11,864,879 to \$12,125,684 - Financing: 1998 Bond Funds **[08-1703; APPROVED AS AN INDIVIDUAL ITEM]**

Water Utilities

52. Authorize an increase in the contract with John Burns Construction Company of Texas, Inc., for additional water main installation at a utility easement south of Merrifield Road and Mountain Creek Parkway - \$530,722, from \$5,853,083 to \$6,383,805 - Financing: Water Utilities Capital Improvement Funds **[08-1704; APPROVED]**

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

53. 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) **[08-1705; FULL COUNCIL; APPOINTMENTS MADE TO BOARDS]**

ITEMS FOR FURTHER CONSIDERATION**Department of Development Services**

54. An ordinance abandoning a portion of Pavillion Street to Twin Lakes Plaza, L.P., the abutting owner, containing approximately ~~3,479~~ 3,974 square feet of land located near its intersection with Flora Street, and authorizing the quitclaim and providing for the dedication of a total of approximately 5,894 square feet of land needed for street right-of-way - Revenue: \$5,400 plus the \$20 ordinance publication fee **[08-1706; ORDINANCE 27211; APPROVED]**

PUBLIC HEARINGS AND RELATED ACTIONS**Department of Development Services**ZONING CASES - CONSENT [08-1707]

55. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for multifamily uses and an ordinance terminating a portion of Specific Use Permit No. 77 for a cemetery use on property zoned an MF-1(A) Multifamily District on the south side of Northwest Highway, east of Admiral Drive **[08-1708; HEARING CLOSED; ORDINANCE 27212 AND 271213; APPROVED AS AMENDED]**
Recommendation of Staff and CPC: Approval, subject to a conceptual plan and conditions and approval of the termination of a portion of Specific Use Permit No. 77
Z078-160(JH)

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 MF-1(A) Multifamily District uses on property zoned an MF-1(A) Multifamily District on the south side of Skillman Street, east of Merriman Parkway **[08-1709; HEARING CLOSED; ORDINANCE 27214; CPC RECOMMENDATION FOLLOWED]**
Recommendation of Staff and CPC: Approval, subject to a development plan and conditions
Z078-167(MAW)
57. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for MU-3 Mixed Use District uses on property zoned an MU-3 Mixed Use District on the south side of Yale Boulevard between Greenville Avenue and Worcola Street **[08-1710; HEARING CLOSED; ORDINANCE 27215; CPC RECOMMENDATION FOLLOWED]**
Recommendation of Staff and CPC: Approval, subject to a development plan and conditions
Z078-168(MAW)
58. A public hearing to receive comments regarding an application for and an ordinance granting a CR Community Retail District and a resolution accepting the deed restriction volunteered by the applicant on property zoned an R-7.5(A) Single Family District on the west side of Duncanville Road, north of Red Bird Lane **[08-1711; HEARING CLOSED; ORDINANCE 27216; APPROVED AS AMENDED]**
Recommendation of Staff and CPC: Approval, subject to deed restrictions volunteered by the applicant
Z078-179(JH)
59. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 1252 for a child care facility on property zoned an R-7.5(A) Single Family District, on the northwest corner of Jim Miller Road and Sarah Lee Drive **[08-1712; HEARING CLOSED; ORDINANCE 27217; CPC RECOMMENDATION FOLLOWED]**
Recommendation of Staff and CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions
Z078-186 (WE)

ZONING CASES - INDIVIDUAL

60. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for MU-2 Mixed Use District Uses on property zoned an MU-2 Mixed Use District at the northeast corner of Greenville Avenue and Walnut Hill Lane **[08-1713; HEARING OPEN; HOLD UNDER ADVISEMENT UNTIL AUGUST 13, 2008]**
Recommendation of Staff and CPC: Approval, subject to a development plan, landscape plan, and conditions
Z078-141(RB)

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

61. A public hearing to receive comments regarding an application for a Planned Development Subdistrict for Multiple family, Hotel and motel, Restaurant without drive-through service, and Health studio uses on property zoned an O-2 Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northeast line of Fairmount Street between Enid Street and Turtle Creek Boulevard and a request by the applicant to terminate the D Dry Liquor Control Overlay with consideration to the granting of the D-1 Dry Liquor Control Overlay and the granting of a Specific Use Permit for a Restaurant with alcohol sales **[08-1714; CORRECTED ON THE ADDENDUM; HEARING CLOSED; ORDINANCE 27218; APPROVED AS AMENDED]**

Recommendation of Staff: Approval of a Planned Development Subdistrict, subject to a development plan, landscape plan, and staff's recommended conditions, and retention of the D-1 Dry Liquor Control Overlay

Recommendation of CPC: Denial of a Planned Development Subdistrict, and denial of the removal of the D-1 Dry Liquor Control Overlay
Z078-142(RB)

ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL

62. 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 **[08-1715; HEARING OPEN; HOLD UNDER ADVISEMENT UNTIL JUNE 25, 2008]**

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)

Note: This item was considered by the City Council at a public hearing on May 28, 2008, and was taken under advisement until June 11, 2008, with the public hearing open.

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

Department of Development Services (Continued)

ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL (Continued)

- 63. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to and expansion of Planned Development District No. 306 for a Public School and Community Service Center on property zoned Planned Development District No. 306 and an R-7.5(A) Single Family District on the west line of Edgefield Avenue, between Twelfth Street and Brooklyn Avenue **[08-1716; HEARING CLOSED; ORDINANCE 27219; CPC RECOMMENDATION FOLLOWED]**

Recommendation of Staff and CPC: Approval, subject to a development plan, landscape plan, and conditions
Z078-147(RB)

Note: This item was considered by the City Council at a public hearing on May 14, 2008, and was taken under advisement until June 11, 2008, with the public hearing open.

BENEFIT ASSESSMENT HEARINGS

Public Works & Transportation

- 64. A benefit assessment hearing to receive comments on street paving, storm drainage, water and wastewater main improvements, for Project Group 03-447; and, at the close of the hearing, authorize an ordinance levying assessments (list attached) - Financing: No cost consideration to the City **[08-1717; HEARING CLOSED; ORDINANCE 27220; APPROVED]**

MISCELLANEOUS HEARINGS

Department of Development Services

- 65. A public hearing to receive comments on a proposed municipal setting designation to prohibit the use of groundwater as potable water beneath properties owned by Redfield Investments, L.P. (5417, 5427 and 5422 Redfield Street and 2231 and 2241 Butler Street), Hardy SV, L.P. (5430, 5432, 5502, 5506, 5512 and 5514 Redfield Street) and Redfield-Butler, L.P. (2311 Butler Street) located near the intersection of Redfield and Butler Streets and adjacent street rights-of-way, and an ordinance authorizing support of the issuance of a municipal setting designation to Redfield Investments, L.P. 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 **[08-1718; HEARING CLOSED; ORDINANCE 27221; APPROVED]**

Recommendation of Staff: Approval

Park & Recreation

- 66. A public hearing 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-sponsored youth programs in compliance with State law, and, at the close of the hearing, approval of an ordinance to readopt Chapter 12 of the Dallas City Code - Financing: No cost consideration to the City **[08-1719; HEARING CLOSED; ORDINANCE 27222; APPROVED]**

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

MISCELLANEOUS HEARINGS (Continued)

Trinity River Corridor Project

67. A public hearing to receive comments on the proposed use of a portion of Trinity River Park for the installation of a new 345 kV power transmission line; and, at the close of the hearing, consideration of a resolution authorizing the use; and authorizing the City to deposit payment from Oncor for the fair market value of the easements - Estimated Revenue: \$107,831 **[08-1720; HEARING CLOSED; APPROVED]**

**ADDENDUM
CITY COUNCIL MEETING
JUNE 11, 2008
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBERS, CITY HALL
DALLAS, TEXAS 75201
9:00 A. M.**

ADDITIONS:
CONSENT ADDENDUM

Aviation

1. Authorize an application for and acceptance of a grant from the Federal Aviation Administration for the federal share of the eligible costs for capital improvement projects at Dallas Love Field - Not to exceed \$4,733,534 - Financing: Federal Aviation Administration Airport Improvement Program Grant Funds **[08-1721; APPROVED]**

City Attorney's Office

2. An ordinance amending Section 12A-5 of CHAPTER 12A, "CODE OF ETHICS," of the Dallas City Code, as amended; allowing City officials and employees to accept gifts, tickets, meals, travel, lodging, entertainment, and honoraria in accordance with policies established by City Council resolution - Financing: No cost consideration to the City **[08-1722; ORDINANCE 27223; APPROVED AS AN INDIVIDUAL ITEM]**
3. A resolution adopting policy guidelines for Councilmembers concerning the solicitation and acceptance of gifts, tickets, meals, travel, lodging, entertainment, and honoraria - Financing: No cost consideration to the City **[08-1723; APPROVED AS AN INDIVIDUAL ITEM]**

Department of Development Services

4. Authorize **(1)** entering into an option contract to secure the property for purchase from AVM-AUS, Ltd., at a determined acceptable purchase price and, upon satisfactory completion of due diligence investigation and review of the property, to exercise said option and close purchase, said property being approximately 73,311 square feet of land improved with a one story brick building located near the intersection of Westmoreland Road and Platinum Way; and **(2)** an increase in appropriations in the amount of \$906,000 in the Building Inspection budget - Not to exceed \$906,000, from \$26,086,747 to \$26,992,747 (\$900,000, plus closing costs not to exceed \$6,000) - Financing: Building Inspection Current Funds **[08-1724; APPROVED AS AN INDIVIDUAL ITEM]**
5. An ordinance abandoning a portion of an alley and an alley site easement to LG Fairmount LP, the abutting owner, containing approximately 9,193 square feet of land, located near the intersection of Routh and Carlisle Streets, and authorizing the quitclaim - Revenue: \$755,993 plus the \$20 ordinance publication fee **[08-1725; ORDINANCE 27224; APPROVED]**

**ADDENDUM
CITY COUNCIL MEETING
JUNE 11, 2008**

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

Department of Development Services (Continued)

6. An ordinance granting an amendment to 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 - Z067-222 - Financing: No cost consideration to the City **[08-1726; ORDINANCE 27225; APPROVED AS AN INDIVIDUAL ITEM]**

Equipment & Building Services

7. Authorize a contract for roof replacement at Family Gateway Center located at 711 South St. Paul Street - Castro Roofing of Texas, Inc., lowest responsible bidder of two - \$205,000 - Financing: Capital Construction Funds **[08-1727; APPROVED AS AN INDIVIDUAL ITEM]**
8. Authorize **(1)** a construction contract for heating, ventilation, and air conditioning replacement at the Family Gateway Center located at 711 South St. Paul Street - Powers MEP Engineering, Inc., lowest responsible bidder of two in an amount not to exceed \$312,000; and **(2)** an increase appropriations in the amount of \$127,523 in the Capital Construction Fund - Total not to exceed \$312,000 - Financing: 2005-06 Community Development Grant Funds (\$145,277); Capital Construction Funds (\$166,723) **[08-1728; APPROVED]**
9. Authorize a construction contract for heating, ventilation, and air conditioning replacement at the Martin Luther King, Jr. Recreation Center located at 2922 Martin Luther King, Jr. Boulevard - City Wide Mechanical, Inc., lowest responsible bidder of three - \$66,310 - Financing: Capital Construction Funds **[08-1729; APPROVED]**

Trinity River Corridor Project

10. Authorize **(1)** a contract for the fabrication and installation of a fabric shade structure, site preparation, fine grading, and landscaping for a pavilion and observation deck at the Trinity Lakes located at the intersection of Beckley Avenue and Commerce Street - Fast Trak Construction, Inc., best value proposer of three in the amount of \$248,815, and **(2)** the establishment of appropriations in the amount of \$100,000 in the Fast Track Overlook Fund - Not to exceed \$248,815 - Financing: 1998 Bond Funds (to be partially reimbursed from Private Funds) **[08-1730; APPROVED AS AN INDIVIDUAL ITEM]**

**ADDENDUM
CITY COUNCIL MEETING
JUNE 11, 2008**

ADDITIONS: (Continued)

PUBLIC HEARINGS AND RELATED ACTIONS

Department of Development Services

ZONING CASES - INDIVIDUAL

11. 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 south quadrant of IH 20 and C. F. Hawn Freeway **[08-1731; HEARING CLOSED; ORDINANCE 27226; APPROVED AS AMENDED]**
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)

CORRECTION:

Department of Development Services

ZONING CASES - INDIVIDUAL

61. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development Subdistrict for Multiple family, Hotel and motel, Restaurant without drive-through service, and Health studio uses on property zoned an O-2 Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northeast line of Fairmount Street between Enid Street and Turtle Creek Boulevard and a request by the applicant to terminate the D Dry Liquor Control Overlay with consideration to the granting of the D-1 Dry Liquor Control Overlay and the granting of a Specific Use Permit for a Restaurant with alcohol sales
Recommendation of Staff: Approval of a Planned Development Subdistrict, subject to a development plan, landscape plan, and staff's recommended conditions, and retention of the D-1 Dry Liquor Control Overlay **[08-1714]**
Recommendation of CPC: Denial of a Planned Development Subdistrict, and denial of the removal of the D-1 Dry Liquor Control Overlay
Z078-142(RB)