

**AGENDA**  
**CITY COUNCIL MEETING**  
**JUNE 25, 2008**  
**CITY OF DALLAS**  
**1500 MARILLA**  
**COUNCIL CHAMBERS, CITY HALL**  
**DALLAS, TEXAS 75201**  
**9:00 A. M.**

Invocation and Pledge of Allegiance (Council Chambers) **[08-1750]**

Agenda Item/Open Microphone Speakers **[08-1751]**

VOTING AGENDA

1. Approval of Minutes of the June 11, 2008 City Council Meeting **[08-1752; APPROVED WITH CORRECTIONS]**

CONSENT AGENDA**[08-1753; APPROVED]**

**Aviation**

2. Authorize approval of a five year lease agreement for restaurant space at Dallas Executive Airport - MD Promenade, Inc. most advantageous proposer of three - Estimated Annual Revenue: \$2,400 **[08-1754; APPROVED AS AN INDIVIDUAL ITEM]**
3. Authorize two supplements to the lease agreement with the Transportation Security Administration to **(1)** extend the existing lease term by eighteen months, from April 1, 2008 through September 30, 2009, and **(2)** add an additional 622 square feet of terminal building office space to the lease and increase the rental revenue to the City in the amount of \$7,325, from \$56,737 to \$64,062 at Dallas Love Field - Estimated Revenue: \$64,062 **[08-1755; APPROVED]**

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

4. Authorize a thirty-six-month service contract for temporary clerical and professional labor - EuroStaff, A Division of EuroSoft, Inc., lowest responsible bidder of ten - Not to exceed \$13,916,357 - Financing: Current Funds (\$12,166,570), Water Utilities Current Funds (\$1,749,787) (subject to annual appropriations) **[08-1756; APPROVED]**
5. Authorize the purchase of nineteen ambulances - San Antonio Ambulance Sales, Inc., through the Houston-Galveston Area Council of Governments - Not to exceed \$2,270,607 - Financing: Current Funds **[08-1757; APPROVED]**
6. Authorize the purchase of three sky watch towers to be used by Dallas Police Department - ICx Tactical Platforms, lowest responsible bidder of two - Not to exceed \$234,534 - Financing: Current Funds (\$74,534), Bureau of Justice Assistance Grant Funds (\$160,000) **[08-1758; APPROVED]**
7. Authorize a thirty-six-month service contract for the purchase, service and maintenance of Global Positioning System equipment - Remote Dynamics, Inc., most advantageous proposer of six - Not to exceed \$697,059 - Financing: Current Funds (subject to annual appropriations) **[08-1759; DELETED ON THE ADDENDUM]**
8. Authorize a thirty-six-month master agreement for blood testing supplies and centrifuge blood analyzers to be used at the Women, Infants and Children clinics - Products Unlimited, Inc., lowest responsible bidder of three - Not to exceed \$505,440 - Financing: Texas Department of State Health Services Grant Funds **[08-1760; APPROVED]**
9. Authorize a thirty-six-month master agreement for tires and tubes - Gray's Wholesale Tire in the amount of \$5,008,503, Southern Tire Mart in the amount of \$1,387,205, Wingfoot Commercial Tire Systems, LLC. in the amount of \$636,379, Wade International Corporation in the amount of \$354,420, and Tire Centers, LLC. in the amount of \$308,762, lowest responsible bidders of five - Total not to exceed \$7,695,269 - Financing: Current Funds **[08-1761; APPROVED]**
10. Authorize a twelve-month master agreement for refuse trucks, transfer trucks, forklifts and air compressors - Metro Ford Truck Sales, Inc. in the amount of \$2,020,016, Rush Truck Center through Buyboard, a Texas Local Government Purchasing Cooperative in the amount of \$1,246,511, Equipment Southwest, Inc. in the amount of \$791,500, Southwest International Trucks, Inc. in the amount of \$312,998, Volvo Construction Equipment in the amount of \$207,381, B & C Body Co. in the amount of \$72,188 and Stewart and Stevenson in the amount of \$78,170, lowest responsible bidders of eleven - Total not to exceed \$4,728,764 - Financing: 2007 Equipment Acquisition Contractual Obligation Notes (\$4,193,094), 2006 Equipment Acquisition Contractual Obligation Notes (\$352,083), Water Utilities Current Funds (\$183,587) **[08-1762; APPROVED]**

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

11. Authorize a twenty-four-month master agreement for energy efficient light bulbs and tubes for City facilities - Facility Solution Group, Inc. in the amount of \$295,366, Voss Electric Co. in the amount of \$202,202, Simba Industries in the amount of \$33,048, and Dallas Light Bulb Delivery in the amount of \$9,750, lowest responsible bidders of four - Total not to exceed \$540,366 - Financing: Current Funds **[08-1763; APPROVED]**
12. Authorize **(1)** renewal of a thirty-six-month license agreement for Microsoft software through the State of Texas Department of Information Resources - Software House International in the amount of \$3,684,522; and **(2)** renewal of a thirty-six-month Enterprise agreement for support of Microsoft licensing services through the State of Texas Department of Information Resources - Microsoft Corporation in the amount of \$180,197 - Total not to exceed \$3,864,719 - Financing: Current Funds (subject to annual appropriations) **[08-1764; APPROVED AS AN INDIVIDUAL ITEM]**
13. Authorize a thirty-six-month service contract for pre-employment background checks - Sterling Testing Systems, Inc., best value bidder of four - Not to exceed \$87,800 - Financing: Current Funds (subject to annual appropriations) **[08-1765; APPROVED]**

**City Attorney's Office**

14. Authorize settlement of a claim filed by Kelayia Hampton, Claim No. 06164739 - Not to exceed \$12,000 - Financing Current Funds **[08-1766; APPROVED]**
15. Authorize settlement of the lawsuit styled Barbara Wright McCoy v. City of Dallas, Cause No. 07-12140-B - Not to exceed \$20,000 - Financing: Current Funds **[08-1767; APPROVED]**
16. Authorize settlement of the lawsuit styled Dorothy Wherry et al. v. City of Dallas, Cause No. 06-18432-C - Not to exceed \$13,000 - Financing: Current Funds **[08-1768; APPROVED]**
17. Authorize settlement of the lawsuit styled Sarah Carp v. City of Dallas, Cause No. 07-04838-G - Not to exceed \$150,000 - Financing: Current Funds **[08-1769; APPROVED]**
18. Authorize settlement of the lawsuit styled James Muise v. Dallas County, et al., Civil Action No. 3:07-CV-0476-O - Not to exceed \$10,000 - Financing: Current Funds **[08-1770; APPROVED]**
19. Authorize Supplemental Agreement No. 1 to the professional services contract with the Law Office of Karen J. Tracy for additional legal services necessary in the lawsuit styled David Michael Hobbs and Kathy Rene Hobbs v. City of Dallas, et al., Civil Action No. 3:06-CV-2106-K - Not to exceed \$50,000, from \$25,000 to \$75,000 - Financing: Current Funds **[08-1771; APPROVED]**

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

20. Authorize Supplemental Agreement No. 1 to the professional services contract with the law firm of Adorno Yoss White & Wiggins, L.L.P. to increase funding for additional legal services necessary in the lawsuit styled Carson Dunlap v. Rodney Hood, et al., Civil Action No. 3:07-CV-2147-B - Not to exceed \$60,000, from \$25,000 to \$85,000 - Financing: Current Funds **[08-1772; APPROVED]**
21. Authorize Supplemental Agreement No. 4 to the professional services contract with the law firm of Vinson & Elkins LLP for additional legal services necessary in connection with litigation and related matters involving Dallas Love Field and the Wright Amendment compromise - Not to exceed \$260,000, from \$1,675,000 to \$1,935,000 - Financing: Aviation Current Funds **[08-1773; APPROVED]**

**Communication and Information Services**

22. Authorize an increase in the contract amount and execute a supplemental agreement, if needed, to make the final payment for a thirty-six-month Microsoft State and Local Government Enterprise Agreement through the Department of Information Resources, State of Texas, representative, Software House International, Inc., for computer software products including MS Office, MS Windows, etc., support services, compliance with licensing requirements, and support for additional desktop and server software - Not to exceed \$420,445, from \$4,156,179 to \$4,576,624 - Financing: Current Funds **[08-1774; APPROVED AS AN INDIVIDUAL ITEM]**

**Department of Development Services**

23. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Joel (Jody) V. King of approximately 126,850 square feet of unimproved land located in Kaufman County for the Lake Tawakoni 144-inch Pipeline - Not to exceed \$56,528 (\$55,328 plus closing costs not to exceed \$1,200) - Financing: Water Utilities Capital Construction Funds **[08-1775; APPROVED]**
24. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Robert S. Ainsworth and Janet D. Ainsworth of approximately 24,544 square feet of unimproved land located in Kaufman County for the Lake Tawakoni 144-inch Pipeline - Not to exceed \$65,599 (\$64,399 plus closing costs not to exceed \$1,200) - Financing: Water Utilities Capital Construction Funds **[08-1776; APPROVED]**
25. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from John P. Dowell, Jr. of approximately 34,172 square feet of land improved with a single-family dwelling and workshop located in Kaufman County for the Lake Tawakoni 144-inch Pipeline - Not to exceed \$299,157 (\$295,667 plus closing costs not to exceed \$3,490) - Financing: Water Utilities Capital Construction Funds **[08-1777; APPROVED]**

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

26. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Richard C. Bennett and Carol Denise Bennett, of approximately 43,560 square feet of land improved with a single-family dwelling, workshop and storage building located in Kaufman County for the Lake Tawakoni 144-inch Pipeline - Not to exceed \$303,437 (\$300,237 plus closing costs not to exceed \$3,200) - Financing: Water Utilities Capital Construction Funds **[08-1778; APPROVED]**
27. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, of two tracts of land containing a total of approximately 83,372 square feet located in Kaufman County for the Lake Tawakoni 144-inch Pipeline (list attached) - Not to exceed \$246,126 (\$242,026 plus closing costs not to exceed \$4,100) - Financing: Water Utilities Capital Construction Funds **[08-1779; APPROVED]**
28. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from American Investors in Real Estate Online, Inc., of approximately 7,214 square feet of land improved with a single-family dwelling located near the intersection of Belknap Street and Southerland Avenue for Cedar Crest Golf Course Park - Not to exceed \$29,000 (\$27,500 plus closing costs not to exceed \$1,500) - Financing: Golf Improvement Trust Funds **[08-1780; APPROVED]**
29. An ordinance amending Chapter 43 of the Dallas City Code to: **(1)** authorize approval of indented on-street parking based on certain criteria; **(2)** provide notice requirements; **(3)** establish application and appeal fees; and **(4)** provide an appeal process - Financing: No cost consideration to the City **[08-1781; ORDINANCE 27227; APPROVED]**

**Economic Development**

30. Authorize a resolution amending the City of Dallas Public Improvement District (PID) policy for the creation, renewal, administration and management of Public Improvement Districts in accordance with the provisions of Chapter 372 of the Texas Local Government Code, Public Improvement Districts in Municipalities, adopted by Resolution No. 05-3539 on December 14, 2005, to allow the creation of single-family PIDs and allow for exceptions of the policy under certain, limited conditions - Financing: No cost consideration to the City **[08-1782; APPROVED]**
31. Authorize approval of By-Laws for Tax Increment Financing Zone Number Fifteen (Fort Worth Avenue TIF District) - Financing: No cost consideration to the City **[08-1783; APPROVED AS AN INDIVIDUAL ITEM]**

CONSENT AGENDA (Continued)**Economic Development (Continued)****Oak Cliff Gateway TIF District**

**Note:** Item Nos. 32 and 33 must be considered collectively.

32. \* Authorize **(1)** the City Manager to execute a development agreement with Bishop Colorado Retail Plaza, L.P., (the "Developer") in an amount not to exceed \$350,000 payable from future Oak Cliff Gateway TIF funds and or TIF Bond Funds in consideration of Bishop Colorado Retail Plaza, L.P. developing the 1222 North Bishop Avenue property in accordance with the Oak Cliff Gateway TIF Project Plan and the design, engineering and construction of a 14,950 square foot retail center and other improvements at 1222 North Bishop Avenue in the Oak Cliff Gateway TIF District; and **(2)** the Oak Cliff Gateway TIF District Board of Directors to dedicate up to \$350,000, payable from Oak Cliff Gateway TIF revenues and or TIF Bond Funds in accordance with the development agreement - \$350,000 - Financing: To be funded solely from the Oak Cliff Gateway TIF District Funds and or TIF Bond Funds **[08-1784; DELETED ON THE ADDENDUM]**
33. \* A resolution declaring the intent of the Oak Cliff Gateway TIF District to reimburse Bishop Colorado Retail Plaza, L.P., for eligible expenditures pursuant to the development agreement with Bishop Colorado Retail Plaza, L.P. in an amount not to exceed \$350,000, payable for certain TIF-eligible project costs related to the design, engineering and construction of a 14,950 square foot retail center and other improvements at 1222 North Bishop Avenue in the Oak Cliff Gateway TIF District - Financing: No cost consideration to the City **[08-1785; DELETED ON THE ADDENDUM]**

**Environmental & Health Services**

34. Authorize a seven-year lease agreement with S&S Shopping Centers, Ltd. for approximately 6,000 square feet of office space located at 9009 Bruton Road, Suite 441, to be used as a Women, Infants and Children Clinic for the period September 1, 2008 through August 31, 2015 - Not to exceed \$619,500 - Financing: Department of State Health Services Grant Funds (subject to annual appropriations) **[08-1786; APPROVED]**
35. Authorize an amendment to the lease agreement with Jefferson Tower, L.P., whom conveyed its property to SourceOne Capital, L.P. by deed dated June 9, 2006, to extend the term of the lease for six additional months at the leased facility located at 351 West Jefferson Boulevard, Suite 300, to be used as a Women, Infants and Children Clinic for the period July 1, 2008 through December 31, 2008 - Not to exceed \$45,493 - Financing: Department of State Health Services Grant Funds **[08-1787; APPROVED]**
36. Authorize an amendment to the lease agreement with Ridgewood VSC Garland, LP., formerly Garland Development Group, L.P., for an additional seven years, to include an additional area of approximately 2,400 square feet of space and improvements for a total of approximately 5,354 square feet of office space in the Ridgewood Village Shopping Center located at 3050 South First Street, Suite 207, Garland, Texas, to be used as a Women, Infants and Children Clinic and office for the period September 1, 2008 through December 31, 2015 - Not to exceed \$600,336 - Financing: Department of State Health Services Grant Funds (subject to annual appropriations) **[08-1788; APPROVED]**

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

37. Authorize an amendment to the contract with the Department of State Health Services to accept additional grant funds for the continuation of the Special Supplemental Nutrition Program for the Women, Infants and Children Program for the period October 1, 2007 through September 30, 2008 - Not to exceed \$514,823, from \$11,116,800 to \$11,631,623 - Financing: Department of State Health Services Grant Funds **[08-1789; APPROVED]**
38. Authorize the second amendment to the contract with the Texas Commission on Environmental Quality to **(1)** accept additional grant funds to operate air samplers for particulate matter 2.5 and conduct air monitoring activities in Dallas; and **(2)** extend the term of the contract for the period September 1, 2008 through August 31, 2009 - Not to exceed \$61,384, from \$90,433 to \$151,817 - Financing: Texas Commission on Environmental Quality Grant Funds **[08-1790; APPROVED]**
39. Authorize the second amendment to the contract with the Texas Commission on Environmental Quality to **(1)** accept additional grant funds to operate and maintain an ambient air monitoring station in Rockwall County; and **(2)** extend the term of the contract for the period September 1, 2008 through August 31, 2009 - Not to exceed \$19,640, from \$84,254 to \$103,894 - Financing: Texas Commission on Environmental Quality Grant Funds **[08-1791; APPROVED]**
40. Authorize the third amendment to the contract with the Texas Commission on Environmental Quality to **(1)** accept additional grant funds to operate and maintain whole air samplers and conduct air monitoring activities in Dallas; and **(2)** extend the term of the contract for the period September 1, 2008 through August 31, 2009 - Not to exceed \$147,616, from \$622,000 to \$769,616 - Financing: Texas Commission on Environmental Quality Grant Funds **[08-1792; APPROVED]**
41. Authorize the third amendment to the contract with the Texas Commission on Environmental Quality to **(1)** accept additional grant funds to provide air pollution control services in the amount of \$530,421, from \$1,591,263 to \$2,121,684; **(2)** extend the term of the contract for the period September 1, 2008 through August 31, 2009; and **(3)** provide a local match in an amount not to exceed \$261,252, from \$783,756 to \$1,045,008 - Total not to exceed \$791,673, from \$1,591,263 to \$2,382,936 - Financing: Texas Commission on Environmental Quality Grant Funds (\$530,421) and Current Funds (\$261,252) (subject to appropriations) **[08-1793; APPROVED]**
42. Authorize **(1)** the acceptance of a Transitional Supportive Housing Grant in the amount of \$149,912 from the U.S. Department of Housing and Urban Development to provide tenant-based rental assistance and case management for homeless families and single homeless persons for the period December 1, 2008 through November 30, 2009; **(2)** a local match in an amount not to exceed \$9,978; and **(3)** execution of the grant agreement - Total not to exceed \$159,890 - Financing: U.S. Department of Housing and Urban Development Grant Funds (\$149,912) and Current Funds (\$9,978) (subject to appropriations) **[08-1794; APPROVED]**

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

43. Authorize **(1)** the acceptance of a Transitional Supportive Housing Grant in the amount of \$250,598 from the U.S. Department of Housing and Urban Development to provide tenant-based rental assistance and case management for families and single homeless persons for the period October 1, 2008 through September 30, 2009; **(2)** a local match in an amount not to exceed \$15,866; and **(3)** execution of the grant agreement - Total not to exceed \$266,464 - Financing: U.S. Department of Housing and Urban Development Grant Funds (\$250,598) and Current Funds (\$15,866) (subject to appropriations) **[08-1795; APPROVED]**

**Equipment & Building Services**

44. Authorize a contract for the installation of a fire and burglar alarm system at the Dallas Heritage Village located at 1515 South Harwood Street - Entech Sales and Service, Inc. - \$284,431 - Financing: 2006 Bond Funds **[08-1796; APPROVED]**
45. Authorize a professional services contract with Campos Engineering, Inc., for the design of an alternate police and fire dispatch center at the Dodd J. Miller, Jr. Fire Training and Maintenance Center located at 5000 Dolphin Road - \$64,500 - Financing: 2006 Bond Funds **[08-1797; APPROVED]**
46. Authorize a professional services contract with Jaster-Quintanilla Dallas, LLP to provide design and construction administration for repairs to the parking garage at the Jack Evans Police Headquarters located at 1000 Bellevue Street - Not to exceed \$67,501 - Financing: 2006 Bond Funds **[08-1798; APPROVED AS AN INDIVIDUAL ITEM]**

**Housing**

47. A resolution declaring 6 properties unwanted and unneeded and authorizing their conveyance by Deed without Warranty to Kaminski Holdings, Inc., for \$10 and provision of mixed-use development on the properties within 3 years of execution of the deed and conveyance of 2 properties to the City (list attached) - Financing: No cost consideration to the City **[08-1799; APPROVED]**
48. Authorize a loan in the amount of \$500,000 at 0% interest to Texas Heavenly Homes, Ltd., for the acquisition of improved and unimproved properties in the Bottom, an area bounded by I-35 to the west, Trinity River to the north, Corinth Street to the east and 8<sup>th</sup> Street to the south and for associated relocation, environmental remediation, or demolition costs to construct a portion of the residential development component of the Economic Development Project in the Bottom, as detailed in the Community-wide Master Plan for the area - Not to exceed \$500,000 - Financing: 2006 Bond Funds **[08-1800; APPROVED AS AN INDIVIDUAL ITEM]**



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

49. Authorize **(1)** adoption of the preliminary FY 2007-08 Consolidated Plan Reprogramming Budget #4 to reprogram \$1,000,000 of the Downtown Mortgage Assistance Program to the Mortgage Assistance Program; and **(2)** a public hearing to be held on August 13, 2008 to receive comments on the proposed use of funds - Financing: No cost consideration to the City **[08-1801; APPROVED]**
50. Authorize a professional services contract with Building Community Workshop to provide the research, recommendation, design and preparation of construction documents for six single-family residential house plans and make these plans available for use by applicants who have been qualified to receive a Reconstruction/SHARE Program home - \$104,000 - Financing: 2007-08 Community Development Grant Funds **[08-1802; APPROVED]**

**Library**

51. Authorize the receipt and deposit of funds from Byron A. Parker ("Executor") of the estate of I. Benjamin Parrill, Deceased, and Selma L. Parrill, Deceased for the benefit of the Oak Lawn Branch of the Dallas Public Library - \$174,392 - Financing: Private Funds **[08-1803; APPROVED]**

**Office of Cultural Affairs**

52. Authorize payment to the Dallas Black Dance Theatre for operations and maintenance costs for the city owned facility, in accordance with the terms of the Master Agreement, previously approved on December 14, 2005, by Resolution No. 05-3604 - Not to exceed \$93,000 - Financing: Current Funds **[08-1804; APPROVED]**

**Office of Financial Services**

53. Authorize a resolution extending the City Council's decision deadline for Atmos Energy Corp., Mid-Tex Division's proposed new Gas Reliability Infrastructure Program (GRIP) Interim Rate Adjustment for the period July 22, 2008 through September 5, 2008 - Financing: No cost consideration to the City **[08-1805; APPROVED]**
54. Authorize approval of the issuance of bonds not to exceed \$20,000,000 by the Texas Regional Development Corporation for the benefit of TXI Aviation I, LLC dba Vitesse Aviation Services, a Texas limited liability (the "Borrower") whose sole member is Valtec Capital Corporation, a Nevada corporation - Financing: No cost consideration to the City **[08-1806; APPROVED]**
55. Authorize **(1)** adoption of the final FY 2008-09 Consolidated Plan Budget for U.S. Department of Housing and Urban Development Grant Funds in an estimated amount of \$33,124,448 for the following programs and estimated amounts: **(a)** Community Development Block Grant in the amount of \$19,321,137; **(b)** HOME Investment Partnerships Program in the amount of \$7,925,416; **(c)** American Dream Down-Payment Initiative in the amount of \$72,460; **(d)** Housing Opportunities for Persons with AIDS in the amount of \$3,332,000; and **(e)** Emergency Shelter Grant in the amount of \$772,437; and **(2)** adoption of the final FY 2007-08 Reprogramming Budget in the amount of \$1,700,998 - Financing: No cost consideration to the City **[08-1807; APPROVED]**

CONSENT AGENDA (Continued)**Office of Financial Services (Continued)**

56. Authorize the Big Lake Education Finance Corporation (the "Corporation") to finance, in an aggregate principal amount not to exceed \$10,000,000, for the benefit of The St. Alcuin Montessori School (the "School"), a portion of the costs of constructing, improving and equipping certain educational facilities at the School's campus located at 6144 Churchill Way, Dallas, Texas 75230, including **(1)** a new school building for middle school students and upper elementary students, including related soccer and parking facilities; and **(2)** a new school building to house a library, a gymnasium and a community center (the "Project") - Financing: No cost consideration to the City **[08-1808; APPROVED]**

**Park & Recreation**

57. Authorize a twelve-month Interlocal Agreement with Dallas County Schools Transportation to transport participants to various programs and activities for the period of August 1, 2008 through August 31, 2009 - Not to exceed \$264,137 - Financing: Current Funds (\$210,708) (subject to appropriations) and 2008-09 Community Development Grant Funds (\$53,429) **[08-1809; APPROVED]**
58. Authorize a professional services contract with Brinkley Sargent Architects for an Indoor and Outdoor Recreation Master Plan for base mapping, collection of data on leagues, athletic associations and recreation programs, interviews with key entities and stakeholders, trends analysis, staff workshops, public meetings, demographic analysis, development of programming strategies, recreation program analysis, partnership analysis, analysis of programming and operational issues, and a final report - \$477,500 - Financing: 2006 Bond Funds **[08-1810; APPROVED AS AN INDIVIDUAL ITEM]**
59. Authorize an increase in the contract with Reeves Construction Services, Inc. for additional site work and revised pavilion lighting at Valley View Park located at 7000 Valley View Lane - \$95,052, from \$457,570 to \$552,622 - Financing: 2003 Bond Funds **[08-1811; APPROVED AS AN INDIVIDUAL ITEM]**
60. Authorize a public hearing to be held on August 13, 2008 to receive comments on the proposed use of a portion of the Lower White Rock Creek Greenbelt by Dallas Area Rapid Transit for a tie-back easement to allow for the installation of an underground Soil Nail Wall System to support the Southeast Corridor Light Rail Transit Line - Financing: No cost consideration to the City **[08-1812; APPROVED]**
61. Authorize a public hearing to be held on August 13, 2008 to receive comments on the use of subsurface parkland for natural gas drilling and mineral production at Arcadia Park, Arlington Park, Bachman Lake Park, Brownwood Park, California Crossing Park, Cedar Ridge Preserve, City Paupers Cemetery, Crown Park, Elm Fork Greenbelt, Emerald Lake Park, Emma Carter Park, Escarpment Greenbelt, Fox Haven Park, Fox Hollow Park, Grauwlyer Park, L.B. Houston Park, Marcus Park, Mountain Creek Lake Park, Mountain Valley Park, Overlake Park, Pegasus Park, Sleepy Hollow Park, and Trinity Park - Financing: No cost consideration to the City **[08-1813; APPROVED AS AMENDED; PUBLIC HEARING TO BE HELD ON AUGUST 20, 2008]**

CONSENT AGENDA (Continued)**Police**

62. Authorize a Memorandum of Understanding with the Dallas Independent School District to set out the policies and procedures for providing School Crossing Guard Service for the 2007-08 school year - Revenue: \$33,201 **[08-1814; APPROVED]**

**Public Works & Transportation**

63. Authorize **(1)** a Local Project Advance Funding Agreement with the Texas Department of Transportation; and **(2)** an additional payment to the Texas Department of Transportation for the design, right-of-way acquisition, and construction of paving and drainage improvements on Park Lane from Boedeker Drive to Greenville Avenue - \$748,055 - Financing: 2003 Bond Funds **[08-1815; APPROVED]**
64. Authorize payment to the North Central Texas Council of Governments for the City's participation in the FY 07-08 Regional Public Works Program - Not to exceed \$40,955 - Financing: Current Funds (to be reimbursed by Storm Water Drainage Management Funds) **[08-1816; APPROVED]**
65. Authorize a professional services contract with Kimley-Horn and Associates, Inc. for the engineering design of a thoroughfare project for Bonnie View Road, from Langdon Road to the Hutchins city limits, and a flood management project located at the Inland Port Area, Regional Detention - \$1,706,515 - Financing: 2006 Bond Funds **[08-1817; APPROVED]**
66. Authorize a professional services contract with Urban Engineers Group, Inc. for the engineering design of a streetscape/urban design project for Greenville Avenue from Belmont Avenue to Ross Avenue - \$135,431 - Financing: 2003 Bond Funds (\$13,786) and 2006 Bond Funds (\$121,645) **[08-1818; APPROVED AS AN INDIVIDUAL ITEM]**
67. Authorize a contract for the construction of street paving, drainage and water main improvements for Street Group 03-447 (list attached) - Jeske Construction Company, lowest responsible bidder of five - \$1,022,005 - Financing: 2003 Bond Funds (\$320,364), 2006 Bond Funds (\$520,576) and Water Utilities Capital Construction Funds (\$181,065) **[08-1819; APPROVED]**
68. Authorize an **(1)** increase in the contract with CORE Construction Services of Texas, Inc. to provide modifications to the scope of work to include upgrade of light fixtures and control panel for theater lighting system, installation of fire alarm and security system; and **(2)** extension of the contract completion date by 59 calendar days for the Bachman Lake Branch Library located at 9480 Webb Chapel Road - Not to exceed \$175,478, from \$4,254,384 to \$4,429,862 - Financing: 2003 Bond Funds **[08-1820; APPROVED]**
69. Authorize an increase in the contract with Gilbert May, Inc. dba Phillips/May Corporation for additional work required to complete construction and necessary upgrades to address vendor move-in requirements for Shed 2 Improvements at Dallas Farmers Market - Not to exceed \$180,771, from \$2,460,365 to \$2,641,136 - Financing: 2003 Bond Funds **[08-1821; APPROVED]**

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

70. Authorize an **(1)** increase in the contract with ICE Contractors, Inc. to provide additional asbestos abatement and removal services at City-owned buildings and various structures ordered demolished by Municipal Court in the amount of \$250,000, from \$3,193,125 to \$3,443,125; and **(2)** increase in appropriations in the amount of \$23,000 in the Demolition Reserve Fund - Not to exceed \$250,000 - Financing: Demolition Reserve Funds **[08-1822; APPROVED]**
71. Authorize an **(1)** increase in the contract with Satterfield & Pontikes Construction, Inc. for additional structural steel, extension of high pressure gas service to the site, accommodation of existing utilities in conflict due to unforeseen site conditions, and a credit for using painted cement board material instead of prefinished metal panels, for the construction of the new Homeless Assistance Center located at 1818 Corsicana Street in the amount of \$235,180, from \$17,099,683 to \$17,334,863; **(2)** extension of the substantial completion date to May 20, 2008; and **(3)** increase in appropriations in the amount of \$250,000 in the Homeless Assistance Facilities Fund - Not to exceed \$235,180 - Financing: 2005 Bond Funds **[08-1823; APPROVED]**
72. Authorize Supplemental Agreement No. 1 to the contract with Campos Engineering, Inc. for measuring, testing and adjusting of the mechanical system test and balance contract, Phase 2, for the Homeless Assistance Center - Not to exceed \$34,100, from \$24,600 to \$58,700 - Financing: 2005 Bond Funds **[08-1824; APPROVED AS AN INDIVIDUAL ITEM]**
73. Authorize Supplemental Agreement No. 1 to the contract with Michael Baker Jr., Inc., to add a market analysis, four additional stakeholder meetings, and community engagement process for the Spring Avenue redevelopment project, Phase I - \$53,983, from \$68,858 to \$122,841 - Financing: 2006-2007 Community Development Block Grant Funds **[08-1825; APPROVED]**
74. Authorize Supplemental Agreement No. 4 to the contract with HNTB Corporation to provide final design of paving, drainage, bridge replacement improvements, and preparation of construction plans for the Sylvan Avenue Bridge over the Trinity River from Gallagher Street to Irving Boulevard - \$3,497,207, from \$1,521,128 to \$5,018,335 - Financing: 2003 Bond Funds **[08-1826; APPROVED AS AN INDIVIDUAL ITEM]**
75. Authorize a public hearing to be held on August 13, 2008 to receive comments regarding an application to close Whitehaven Drive at the alley south of Lake Gardens Drive under provisions of the City's Residential Street Closure Policy - Financing: No cost consideration to the City **[08-1827; APPROVED]**

**Trinity River Corridor Project**

76. Authorize an agreement with the Student Conservation Association to provide in-kind services for construction of soft surface trails in Rochester Park - Not to exceed \$35,000 - Financing: 1998 Bond Funds **[08-1828; APPROVED]**

CONSENT AGENDA (Continued)**Water Utilities**

77. Authorize the application for and acceptance of a loan from the Texas Water Development Board in an amount up to \$94,775,000 for financial assistance in the construction of the East Side Water Treatment Plant 540 million gallons per day clearwell expansion and yard piping improvements, a project in a multi-phased planned plant and conveyance system expansion project, to implement Dallas' recommended strategies in the State Water Plan and also addresses regulatory requirements for adequate clearwell storage for the East Side Water Treatment Plant - Financing: Water Utilities Current Funds (approximately \$6,000,000 annually for 20 years) (subject to annual appropriations) **[08-1829; APPROVED AS AN INDIVIDUAL ITEM]**
78. Authorize a professional services contract with Freese and Nichols, Inc. to provide engineering services for the inspection of the Forney embankment and spillway and Tawakoni Balancing Reservoir Dam and design of the Forney Dam and Lake Ray Hubbard improvements - \$550,388 - Financing: Water Utilities Capital Construction Funds **[08-1830; APPROVED]**
79. Authorize a professional services contract with Kellogg Brown & Root Services, Inc. to provide engineering services for the inspection of the Dallas Water Utilities hydraulic structures as required by the National Dam Safety Act - \$997,709 - Financing: Water Utilities Capital Construction Funds **[08-1831; APPROVED]**
80. Authorize a contract for the construction of sidestream treatment improvements at the Southside Wastewater Treatment Plant - Gracon Construction, Inc., lowest responsible bidder of two - \$10,588,450 - Financing: Water Utilities Capital Improvement Funds **[08-1832; APPROVED]**
81. Authorize a contract for the installation of water and wastewater mains at 32 locations (list attached) - Atkins Bros. Equipment Co., Inc., lowest responsible bidder of four - \$6,202,434 - Financing: Water Utilities Capital Improvement Funds **[08-1833; APPROVED]**
82. Authorize a contract for the installation of water and wastewater mains at 39 locations (list attached) - SYB Construction Co., Inc., lowest responsible bidder of four - \$7,089,140 - Financing: Water Utilities Capital Improvement Funds (\$7,086,307), 2003 Bond Funds (\$2,833) **[08-1834; APPROVED]**
83. Authorize a contract for the installation of water and wastewater mains at 40 locations (list attached) - John Burns Construction Company of Texas, Inc., lowest responsible bidder of five - \$7,556,453 - Financing: Water Utilities Capital Improvement Funds **[08-1835; APPROVED]**
84. Authorize an increase in the contract with Bauman Instrument Corporation for additional work associated with the Elm Fork Water Treatment Plant Supervisory Control and Data Acquisition system upgrade and plant improvements - \$37,915, from \$2,090,000 to \$2,127,915 - Financing: Water Utilities Capital Construction Funds **[08-1836; APPROVED]**

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

85. Authorize Supplemental Agreement No. 1 to the professional services contract with Malcolm Pirnie, Inc. for additional engineering design services for odor control improvements at the Southside Wastewater Treatment Plant - \$1,454,170, from \$917,628 to \$2,371,798 - Financing: Water Utilities Capital Improvement Funds **[08-1837; APPROVED]**
86. Authorize Supplemental Agreement No. 1 to the professional services contract with Westin Engineering, Inc. for development of Supervisory Control and Data Acquisition system performance specifications, development of Supervisory Control and Data Acquisition system communications network architecture, and construction services for upgrade of the White Rock Operations Control Center - \$771,388, from \$299,379 to \$1,070,767 - Financing: Water Utilities Capital Construction Funds **[08-1838; APPROVED]**

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

87. 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) **[08-1839 AND 08-1840; INDIVIDUAL AND FULL COUNCIL; APPOINTMENTS MADE TO BOARDS]**
88. Consideration and appointment of members to the Dallas Area Rapid Transit (DART) Board of Directors for Place 1, 2 and 9 (Closed Session, if necessary, Personnel, Sec. 551.074, T.O.M.A) (List of nominees is available in the City Secretary's Office) **[08-1841; APPOINTMENTS MADE TO BOARD]**
89. Consideration and appointment of a member to the Dallas/Fort Worth International Airport Board of Directors for Place 9 (Closed Session, if necessary, Personnel, Sec. 551.074, T.O.M.A) (List of nominees is available in the City Secretary's Office) **[08-1842; APPOINTMENT MADE TO BOARD]**

PUBLIC HEARINGS AND RELATED ACTIONS**Department of Development Services**ZONING CASES – CONSENT [08-1843]

90. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 1342 for a Community Service Center and a Child-care facility on property zoned an R-7.5(A) Single Family District, at the northeast corner of Bonnie View Road and Southerland Avenue **[08-1844; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 27228]**  
Recommendation of Staff: Approval, subject to a site plan and conditions  
Recommendation of CPC: Approval, for a five-year time period, subject to a site plan and conditions  
Z078-175(OTH)

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

91. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 640 for an open enrollment charter school, private school and other non-residential uses on properties on all four corners at the intersection of Annex Avenue and Bryan Street **[08-1845; HEARING CLOSED; ORDINANCE 27229; CPC RECOMMENDATION FOLLOWED]**  
Recommendation of Staff and CPC: Approval, subject to a traffic management plan, development plan, landscape plan and conditions  
Z078-183(WE)
92. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 752 for R-10(A) Single Family Residential District and public school uses on the southwest corner of Edd Road and Garden Grove Drive **[08-1846; HEARING CLOSED; ORDINANCE 27230; CPC RECOMMENDATION FOLLOWED]**  
Recommendation of Staff and CPC: Approval, subject to a development plan and conditions  
Z078-187(MAW)
93. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for CR Community Retail District uses and an ordinance granting a Specific Use Permit for a community service center on property zoned an IR Industrial Research District and a CR Community Retail District on the east line of Cedar Springs Road, north of Inwood Road **[08-1847; HEARING CLOSED; ORDINANCE 27231 AND 27232; CPC RECOMMENDATION FOLLOWED]**  
Recommendation of Staff and CPC: Approval of a Planned Development District for CR Community Retail District uses, subject to a conceptual plan and conditions and approval of a Specific Use Permit for a community service center for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions.  
Z078-208(WE)
94. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to the conditions, development plan and landscape plan for Planned Development Subdistrict No. 37 within Planned Development District 193, the Oak Lawn Special Purpose District, on the west side of Hall Street, north of Sale Street **[08-1848; HEARING CLOSED; ORDINANCE 27233; APPROVED AS AMENDED]**  
Recommendation of Staff and CPC: Approval, subject to a development plan, landscape plan and conditions  
Z078-209(MAW)

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

95. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for D(A) Duplex District uses and public library uses and an ordinance terminating Specific Use Permit No. 72 for a Community Recreation Center on property zoned an D(A) Duplex District on the west side of Lockwood Boulevard, north of Lake Gardens Drive **[08-1849; HEARING CLOSED; ORDINANCE 27234 AND 27235; CPC RECOMMENDATION FOLLOWED]**  
Recommendation of Staff and CPC: Approval, subject to a development plan and conditions and approval of the termination of Specific Use Permit No. 72  
Z078-211(MAW)

ZONING CASES - INDIVIDUAL

96. A public hearing to receive comments regarding an application for a Planned Development District for Retirement housing, Single family, and Office uses on property zoned an R-7.5(A) Single Family District and an NO(A) Neighborhood Office District on the southwest corner of Skillman Street and Church Road and termination of existing deed restrictions that encumber the southern portion of the site **[08-1850; HEARING CLOSED; ORDINANCE 27236; APPROVED AS AMENDED]**  
Recommendation of Staff: Approval, subject to a conceptual plan and staff's recommended conditions, and approval of the termination of existing deed restrictions.  
Recommendation of CPC: Denial of a Planned Development District, and denial of the termination of existing deed restrictions on the portion of the request zoned an NO(A) District  
Z078-119(RB)
97. 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 **[08-1851; 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)

98. A public hearing to receive comments regarding an application for and an ordinance granting a renewal to Specific Use Permit No. 1525 for an alcoholic beverage establishment limited to a bar, lounge or tavern and a commercial amusement (inside) limited to a Class A dance hall on property zoned CR-MD-1 Community Retail District with a Modified Delta Overlay on the northeast corner of Greenville Avenue and Lewis Street **[08-1852; HEARING CLOSED; ORDINANCE 27237; CPC RECOMMENDATION FOLLOWED]**  
Recommendation of Staff: Approval for a two-year period subject to a site plan and conditions.  
Recommendation of CPC: Approval for a one-year period subject to a site plan and revised conditions  
Z078-192(MAW)
99. A public hearing to receive comments regarding an application for and an ordinance granting a Tract III-b Subdistrict within Planned Development District No. 87/H-15 on property zoned a Tract III Subdistrict within Planned Development District No. 87/H-15, the Winnetka Heights Planned Development District with a Historic Overlay, on the southwest corner of Davis Street and Winnetka Avenue **[08-1853; HEARING OPEN; HOLD UNDER ADVISEMENT UNTIL AUGUST 13, 2008]**  
Recommendation of Staff and CPC: Approval  
Z078-200(JH)
100. A public hearing to receive comments regarding an application for and an ordinance granting an IM Industrial Manufacturing District, a resolution accepting deed restrictions volunteered by the applicant and an ordinance granting a Specific Use Permit for an industrial (outside) potentially incompatible use for an asphalt batching plant on property zoned a CS Commercial Service District and a CS-D Commercial Service District with a Dry Liquor Control Overlay on the east side of Central Expressway, north of Linfield Road **[08-1854; HEARING CLOSED; ORDINANCE 27238 AND 27239; APPROVED AS AMENDED]**  
Recommendation of Staff: Approval of an IM Industrial Manufacturing District, with retention of the Dry Liquor Control Overlay on a portion of the site, subject to deed restrictions volunteered by the applicant and approval of a Specific Use Permit for a five-year period, subject to a site plan and conditions  
Recommendation of CPC: Approval of an IM Industrial Manufacturing District, with retention of the Dry Liquor Control Overlay on a portion of the site, subject to deed restrictions volunteered by the applicant and approval of a Specific Use Permit for a three-year period, subject to a site plan and conditions  
Z078-204(WE)

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

101. A public hearing to receive comments regarding an application to amend Planned Development District No. 254 and terminate Specific Use Permit No. 838 on the northwest corner of Frankford Road and Gibbons Drive **[08-1855; CORRECTED ON THE ADDENDUM; HEARING CLOSED; ORDINANCE 27240 AND 27241; CPC RECOMMENDATION FOLLOWED]**  
Recommendation of Staff and CPC: Approval, subject to a development plan, landscape plan and conditions and approval of the termination of SUP No. 838  
Z078-222(JH)
102. A public hearing to receive comments regarding an application for a Specific Use Permit for a community service center use on property zoned an R-5(A) Single Family Subdistrict and an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District on the east side of Hatcher Street, south of Beulah Place **[08-1856; CORRECTED ON THE ADDENDUM; HEARING CLOSED; ORDINANCE 27242; CPC RECOMMENDATION FOLLOWED]**  
Recommendation of Staff and CPC: Approval, for a permanent time subject to a site plan and conditions  
Z078-223(JH)

ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL

103. 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 **[08-1857; HEARING OPEN; HOLD UNDER ADVISEMENT UNTIL AUGUST 27, 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 public hearings on May 28 and June 11, 2008, and was taken under advisement until June 25, 2008, with the public hearing open.

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

**Department of Development Services (Continued)**

ZONING CASES - UNDER ADVISEMENT – INDIVIDUAL (Continued)

104. 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 **[08-1858; HEARING CLOSED; ORDINANCE 27243; CPC RECOMMENDATION FOLLOWED]**  
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 public hearings on April 23 and May 28, 2008, and was taken under advisement until June 25, 2008, with the public hearing open.

105. 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 **[08-1859; HEARING OPEN; HOLD UNDER ADVISEMENT UNTIL AUGUST 27, 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 public hearings on March 26 and May 28, 2008, and was taken under advisement until June 25, 2008, with the public hearing open.

SPECIAL PROVISION SIGN DISTRICT - UNDER ADVISEMENT- INDIVIDUAL

106. A public hearing to receive comments regarding an application for an amendment to the provisions of the Downtown Special Provision Sign District, to create a new Subdistrict to allow for video board signs on a tract of land generally between Main Street and Elm Street west of Akard Street **[08-1860; HEARING OPEN; HOLD UNDER ADVISEMENT UNTIL SEPTEMBER 10, 2008]**  
Recommendation of Staff: Approval, subject to staff conditions  
Recommendation of CPC: Denial  
SPSD067-003  
Note: This item was considered by the City Council at public hearings on November 28, 2007, February 27 and March 26, 2008, and was taken under advisement until June 25, 2008, with the public hearing open.

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)**Department of Development Services (Continued)**DEVELOPMENT CODE AMENDMENTS - CONSENT

107. A public hearing to receive comments regarding consideration of amendments to Section 51A-7.305 of the Dallas Development Code, to amend the provisions for attached signs in business areas to allow for certain signs to project more than 18 inches from a building façade and extend greater than four feet above a roof line and an ordinance granting the amendments **[08-1861; HEARING CLOSED; ORDINANCE 27244; APPROVED]**  
Recommendation of Staff and CPC: Approval  
DCA078-008

## FLOODPLAIN APPLICATIONS

**Public Works & Transportation**

108. A public hearing to receive comments regarding the application for and approval of a fill permit and removal of the floodplain (FP) prefix from 24.17 acres of a 69.94 acre tract of land, currently zoned planned development (PD-26786), located at 7218, 7210, 7160 and 7070 Skillman Street, currently in the floodplain of Jackson Branch, Fill Permit 07-05 - Financing: No cost consideration to the City **[08-1862; HEARING CLOSED; APPROVED]**

## MISCELLANEOUS HEARINGS

**Department of Development Services**

109. 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 Homer J. Rader, Jr. located near the intersection of Preston Road and Forest Lane and adjacent street right-of-way, and an ordinance authorizing support of the issuance of a municipal setting designation to Bibbentuckers, LLC, 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 **[08-1863; HEARING CLOSED; ORDINANCE 27245; APPROVED]**  
Recommendation of Staff: Approval
110. 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 3643 Northwest Hwy., LP, Metro Pacific Equities, Inc., Red Bird/I-20 Corp., Northwest/Webb Chapel Properties, LP, Bachman Lake Village, Inc., Maylar Properties, Inc., and Maylar, L.P., located near the intersection of Webb Chapel Road and Northwest Highway and adjacent street rights-of-way, and an ordinance authorizing support of the issuance of a municipal setting designation to 3643 Northwest Hwy., LP, Metro Pacific Equities, Inc., Red Bird/I-20 Corp., Northwest/Webb Chapel Properties, LP, Bachman Lake Village, Inc., and Maylar Properties, Inc., 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 **[08-1864; HEARING CLOSED; ORDINANCE 27246; APPROVED]**  
Recommendation of Staff: Approval

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

## MISCELLANEOUS HEARINGS (Continued)

**Department of Development Services (Continued)**

111. A public hearing to authorize a public hearing to determine proper zoning on property zoned a CR Community Retail District with Specific Use Permit No. 1222 for a Commercial Amusement (inside) use for a dance hall on the northeast side of Gaston Avenue, northwest of Grand Avenue / Garland Road - Financing: No cost consideration to the City **[08-1865; HEARING CLOSED]**

**Economic Development**

112. A public hearing to receive comments concerning 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 for the purpose of providing supplemental public services, to be funded by assessments on real property and real property improvements in the District, and at the close of the hearing, authorize **(1)** approval of a resolution creating the Lake Highlands Public Improvement District for a period of seven years; **(2)** approval of the Service Plan for the purpose of providing supplemental public services, to be funded by assessments on real property and real property improvements in the District; and **(3)** a management contract with the Lake Highlands Improvement District Corporation, as the management entity for the Lake Highlands Public Improvement District - Financing: No cost consideration to the City **[08-1866; HEARING CLOSED; APPROVED]**
113. A public hearing 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 at the closing of the hearing, authorize **(1)** approval of a resolution renewing the Vickery Meadow Public Improvement District for a period of seven years; **(2)** approval of the Service Plan for the purpose of providing supplemental public services, to be funded by assessments on real property and real property improvements in the District; and **(3)** a management contract with the Vickery Meadow Management Corporation, as the management entity for the Vickery Meadow Public Improvement District - Financing: No cost consideration to the City **[08-1867; HEARING CLOSED; APPROVED]**

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

MISCELLANEOUS HEARINGS (Continued)

**Economic Development (Continued)**

**Note:** If Agenda Item Nos. 114 and 115 do not pass, Council will not consider Agenda Item Nos. 116 and 117.

**Ridge South Dallas I, LLC, Incentives, Reinvestment Zone No. 71**

**Note:** Item Nos. 114 and 115 must be considered collectively.

114. \* 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. 71, incorporating approximately 328 acres of property located north of Telephone Road and east of the Lancaster/Dallas municipal boundary in southern Dallas, for the purpose of granting economic development incentives to Ridge South Dallas I, LLC - Financing: No cost consideration to the City **[08-1868; CORRECTED ON THE ADDENDUM; HEARING CLOSED]**

115. \* An ordinance designating approximately 328 acres of property located north of Telephone Road and east of the Lancaster/Dallas municipal boundary in southern Dallas for the purpose of granting economic development incentives to Ridge South Dallas I, LLC and establishing the boundaries of the Reinvestment Zone and providing for an effective date - Financing: No cost consideration to the City **[08-1869; CORRECTED ON THE ADDENDUM; ORDINANCE 27247; APPROVED]**

**Ridge South Dallas I, LLC Tax Abatement and Development Agreement**

**Note:** Item Nos. 116 and 117 must be considered collectively.

116. \* Authorize a 75 percent real property tax abatement agreement for 10 years with Ridge South Dallas I, LLC located on approximately 259 acres of property located north of Telephone Road and east of the Lancaster/Dallas municipal boundary - Revenue: First year revenue estimated at \$34,914; ten-year revenue estimated at \$1,539,000 (Estimated revenue foregone for ten-year real property tax abatement estimated at \$4,600,000) **[08-1870; APPROVED]**

117. \* Authorize a development agreement with Ridge South Dallas I, LLC for the construction of certain public improvements including, but not limited to, road and sewer improvements at property located north of Telephone Road and east of the Lancaster/Dallas municipal boundary in south Dallas - Financing: No cost consideration to the City **[08-1871; APPROVED]**

**ADDENDUM  
CITY COUNCIL MEETING  
JUNE 25, 2008  
CITY OF DALLAS  
1500 MARILLA  
COUNCIL CHAMBERS, CITY HALL  
DALLAS, TEXAS 75201  
9:00 A. M.**

ADDITIONS:

CONSENT ADDENDUM

**Aviation**

1. Authorize Supplemental Agreement No. 2 to the professional services contract with Unison-Maximus for completing the rates and charges study and capital financial analysis for Dallas Love Field, Dallas Executive Airport and the Dallas Heliport - Not to exceed \$75,000, from \$264,600 to \$339,600 - Financing: Aviation Current Funds **[08-1872; APPROVED]**
2. Authorize a twelve-year lease agreement, plus two twelve-year renewal options, with The Jet Center of Dallas, LLC for approximately 25,133 square feet of land improved with an aircraft hangar, office/storage space and automobile parking at Dallas Executive Airport - Estimated Annual Revenue: \$21,953 **[08-1873; APPROVED]**
3. Authorize a twenty-year lease agreement, plus four five-year options, to extend the lease term, with Gulfstream Aerospace Services Corporation, containing approximately 14.20 acres of land improved with three hangars and aircraft ramp at Dallas Love Field - Estimated Annual Revenue: \$750,996 **[08-1874; APPROVED AS AN INDIVIDUAL ITEM]**
4. Authorize a resolution expressing intent to finance expenditures to be incurred for airport improvements at Dallas Love Field Airport - Financing: No cost consideration to the City **[08-1875; APPROVED]**
5. Authorize **(1)** establishment of a local government corporation, the Love Field Airport Modernization Corporation (the "Corporation"), for the purpose of financing the Love Field Modernization Program (the "LFMP"), **(2)** approval of the Corporation's articles of incorporation and bylaws, **(3)** appointment of the Corporation's initial Board of Directors, **(4)** the City Manager to file the Corporation's articles of incorporation with the Secretary of State, and **(5)** the Corporation to apply for and accept Federal Aviation Administration ("FAA") Airport Improvement Program ("AIP") grant funding and Passenger Facility Charges ("PFCs") necessary for the completion of projects specifically related to the LFMP - Financing: No cost consideration to the City **[08-1876; APPROVED]**

**ADDENDUM  
CITY COUNCIL MEETING  
JUNE 25, 2008**

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

**Aviation** (Continued)

6. Adoption of the Terminal Area Redevelopment Program Study (TARPS) for Dallas Love Field (the "Airport") as the Master Plan for the Love Field Modernization Program (the "LFMP"); approval of concept Option C as the preferred option for the main terminal complex development in the LFMP; and approval of the Term Sheet between the City of Dallas (the "City") and Southwest Airlines Company ("Southwest") setting forth the terms of the Project Development Agreement for the LFMP - Financing: No cost consideration to the City **[08-1877; APPROVED AS AN INDIVIDUAL ITEM]**

**Business Development & Procurement Services**

7. Authorize **(1)** an increase in appropriations in the amount of \$48,706, from \$609,978 to \$658,684 in the Mayor's Back to School Fair Fund; and **(2)** the purchase of school supply packets for the Mayor's 2008 Back-to-School Fair to be held on August 4, 2008 - Education Products, Inc., lowest responsible bidder of two - Not to exceed \$86,665 - Financing: Mayor's Back to School Fair Funds **[08-1878; APPROVED]**
8. Authorize a thirty-six month service contract for temporary industrial labor - Tolman Building Maintenance, Inc., lowest responsible bidder of seven - Not to exceed \$5,996,500 - Financing: Current Funds (subject to annual appropriations) **[08-1879; APPROVED AS AN INDIVIDUAL ITEM]**
9. Authorize **(1)** the purchase and installation of a Performance Measurement Software in the amount of \$400,435, and **(2)** a twelve-month maintenance agreement in the amount of \$59,638 - Actuate Corporation through the U.S. General Services Administration, most advantageous proposer of two - Not to exceed \$460,073 - Financing: Current Funds (subject to annual appropriations) **[08-1880; APPROVED]**
10. Authorize a service contract to provide and install audio and visual equipment for the Jack Evans Police Headquarters building - AudioFidelity Communication Corp., only proposer - Not to exceed \$514,968 - Financing: 2005-06 Urban Area Security Initiative Grant Funds **[08-1881; APPROVED]**
11. Authorize the purchase of one street sweeper - Industrial Disposal Supply Company, Inc., lowest responsible bidder of two - Not to exceed \$62,920 - Financing: Current Funds (to be reimbursed by Storm Water Drainage Management Funds) **[08-1882; APPROVED]**



**ADDENDUM  
CITY COUNCIL MEETING  
JUNE 25, 2008**

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

**Convention and Event Services**

12. Authorize the City Manager to **(1)** implement the closing of Reunion Arena, and cease accepting bookings for events after June 30, 2008, **(2)** secure the facility in preparation for demolition, **(3)** develop a plan to finance the demolition of Reunion Arena, **(4)** ensure that the land under Reunion Arena not be considered surplus property at this time, and **(5)** develop a renovation and operation plan for the Dallas Convention Center - Financing: No cost consideration to the City **[08-1883; APPROVED AS AN INDIVIDUAL ITEM]**
13. A resolution declaring the City's intent, in accordance with the provisions of Section 1.150-2 of the Treasury Regulations, to reimburse itself for payments to certain third parties related to the convention center headquarters hotel project, at such time as it issues obligations to finance the Project (the Project Debt) - Financing: No cost consideration to the City **[08-1884; APPROVED AS AN INDIVIDUAL ITEM]**

**Department of Development Services**

14. A resolution authorizing a 5-year lease with an option to purchase of approximately 23,670 square feet of unwanted and unneeded City-owned land improved with a former library located near the intersection of Hampton Road and Illinois Avenue from July 1, 2008 through June 30, 2013 to the Organization of Hispanic Contractors DBA Hispanic Contractors Association of Dallas Fort Worth, the only bidder - Annual Revenue: \$21,000 **[08-1885; APPROVED]**

**Economic Development**

15. Authorize an economic development grant agreement with NEC Lake June & Masters, L.P. related to the redevelopment of the Lake June Plaza shopping center located at Lake June Road and Masters Drive - Not to exceed \$1,500,000 - Financing: Public/Private Partnership Program Funds **[08-1886; APPROVED AS AN INDIVIDUAL ITEM]**
16. Authorize certain amendments to Resolution No. 07-2360, Section 8, items A through F previously approved on August 22, 2007, authorizing the execution of a Development Agreement with the Dallas Independent School District to **(a)** revise the project construction start date from September 30, 2007 to July 10, 2008; **(b)** extend the project completion date from August 30, 2008 to June 30, 2009; **(c)** require the project to meet Dallas Independent School District's M/WBE policy and procedures for public improvements and facility space improvements for the North Dallas High School project located at 3120 North Haskell Avenue - Financing: No cost consideration to the City **[08-1887; APPROVED]**

**ADDENDUM  
CITY COUNCIL MEETING  
JUNE 25, 2008**

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

**Economic Development** (Continued)

17. An ordinance adding Chapter 48B to the Dallas City Code to: **(1)** define terms; **(2)** provide requirements, procedures, and fees for the registration and inspection of vacant buildings in the central business district; **(3)** provide defenses; **(4)** provide for appeals from the denial or revocation of registration; and **(5)** provide requirements for signage, insurance, and vacant building plans - Revenue: First year revenue estimated at \$46,226 (based on a total of 35 vacant buildings, with a total square footage of 3,997,389 square feet, located in the CBD which are anticipated to be required to register in the City's Vacant Building Registration Program) - Estimated Annual Revenue: \$46,226 **[08-1888; ORDINANCE 27248; APPROVED AS AN INDIVIDUAL ITEM]**
18. Authorize the City Manager to prepare definitive documents for capital investment in the University of North Texas (UNT) law school including: **(1)** provide for the joint use of the Municipal Building located at 106 South Harwood and the Courts Annex located at 2014 Main Street by the UNT for its law school and the City for public purposes, **(2)** \$14,000,000 from the 1998 Bond Program for renovations to the Municipal Building; and **(3)** the dedication of \$500,000 in City of Dallas Public/Private Partnership Funds in each of the next four years, beginning in FY 2007-08, for capital investment in the UNT law school - Financing: No cost consideration to the City **[08-1889; APPROVED AS AN INDIVIDUAL ITEM]**

**Equipment & Building Services**

19. Authorize a professional services contract with Conley Group, Inc. for the exterior renovation of the Old Municipal Building located at 106 South Harwood Street - \$1,026,800 - Financing: 1998 Bond Funds **[08-1890; APPROVED]**

**Environmental & Health Services**

20. Authorize an Interlocal Agreement with Texas Woman's University to provide students the opportunity to participate in the professional sanitarian internship program for the period July 7, 2008 through August 15, 2008 to learn about food protection and assist the Food Protection and Education Division with an avenue for recruiting qualified sanitarians to the City - Financing: No cost consideration to the City **[08-1891; APPROVED]**

**Fire**

21. An ordinance amending Chapter 16 of the Dallas Fire Code and Chapter 48B of the Dallas City Code, as amended, to provide consistency in code requirements for vacant buildings located in the Central Business District - Financing: No cost consideration to the City **[08-1892; DELETED BY CITY MANAGER]**

**ADDENDUM  
CITY COUNCIL MEETING  
JUNE 25, 2008**

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

**Housing**

22. Approval of the issuance of tax-exempt bonds by Housing Options, Inc., an agency created by the Dallas Housing Authority, for: **(1)** \$10,000,000 Housing Options, Inc. Senior Housing Revenue Bonds (Lakewest Senior Housing I, L.P. Project) to finance the new construction of 180 one-bedroom units for seniors, with 13 units designated for persons with disabilities for Village at Lakewest Apartments I, for Lakewest Senior Housing I, LP. to be constructed at the south side of Bickers Street at the intersection of Bickers Street and Greenleaf Street, and **(2)** \$10,000,000 Housing Options, Inc., Senior Housing Revenue Bonds (Lakewest Senior Housing II, L.P. Project) to finance the new construction of 180 one-bedroom units for seniors, with 13 units designated for persons with disabilities for Village at Lakewest Apartments II for Lakewest Senior Housing II, LP. to be constructed at the south side of Bickers Street approximately 200 feet east of the intersection of Bickers Street and Greenleaf Street - Financing: No cost consideration to the City **[08-1893; APPROVED]**
23. Authorize **(1)** creation of an Assistant Director II position in the Housing Department for the management and coordination of the Housing and Mixed-use Development Team (HMDT) designated by the City Manager to identify, manage and coordinate housing and mixed-use development projects in Neighborhood Investment Program Areas, **(2)** application for and acceptance of a grant in the amount of \$250,000 from the Texas Real Estate Council Foundation (TRECFC) to fund the new Assistant Director II position, **(3)** execution of a two year \$250,000 grant agreement with TRECFC to fund the new Assistant Director position in the Housing Department, and **(4)** designation of a Demonstration Project area for the HMDT - Not to exceed \$25,000 - Financing: Texas Real Estate Council Foundation Grant Funds **[08-1894; APPROVED]**
24. Authorize a loan in the amount of \$500,000 at 0% interest to East Dallas Community Organization for the development of unimproved properties located at 5302 Bexar Street to construct a portion of the residential component of the economic development project on Bexar Street - Not to exceed \$500,000 - Financing: 2006 Bond Funds **[08-1895; APPROVED]**
25. Authorize an amendment to Resolution Nos. 06-0963, previously approved on March 28, 2006 and 07-1595, previously approved on May 23, 2007 and 07-3008, previously approved on October 10, 2007, to extend the deadline from June 30, 2008 to July 31, 2008 for execution and closing the Residential Development Acquisition Loan Program acquisition loan for the partial acquisition and related soft costs in connection with the City Walk at Akard project - Financing: No cost consideration to the City **[08-1896; APPROVED]**

**ADDENDUM  
CITY COUNCIL MEETING  
JUNE 25, 2008**

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

**Police**

26. An ordinance amending Chapter 40B of the Dallas City Code to require regulated metal property to be paid for by check or debit card mailed to the seller, unless the seller holds a valid cash transaction card - Financing: No cost consideration to the City **[08-1897; HEARING CLOSED; ORDINANCE 27249; APPROVED]**

**Public Works & Transportation**

27. Authorize a contract for construction of the replacement Pleasant Grove Branch Library to be located at 7310 Lake June Road - TMV LLC dba Triune, Inc., best value proposer of five - \$4,096,951 - Financing: 2003 Bond Funds **[08-1898; APPROVED]**
28. Authorize **(1)** a contract for the construction of retaining walls, site grading, storm drainage, and wastewater main relocations for the Lake Highlands Town Center project, Phase 1, a seventy acre proposed mixed-use development located near the intersection of Walnut Hill Lane and Skillman Street with Walton Construction, Inc., lowest responsible bidder of three in the amount of \$9,782,947; and **(2)** assignment of the construction contract to PC LH Land Partners, L.P. - Not to exceed \$9,782,947 - Financing: Capital Projects Reimbursement Funds (\$4,795,273), 2006 Bond Funds (\$4,642,202) and Water Utilities Capital Construction Funds (\$345,472) **[08-1899; APPROVED]**
29. Authorize **(1)** an Interlocal Agreement with the North Central Texas Council of Governments for design and construction of the Woodall Rodgers cross street sidewalk and transportation infrastructure improvements from Akard Street to Pearl Street; **(2)** the receipt and deposit of funds from the North Central Texas Council of Governments in an amount not to exceed \$450,000; and **(3)** an increase in appropriations in the amount of \$450,000 in the Capital Projects Reimbursement Fund - Not to exceed \$450,000 - Financing: Capital Projects Reimbursement Funds **[08-1900; APPROVED]**
30. Authorize **(1)** Supplemental Agreement No. 5 to the contract with Huitt-Zollars, Inc. to provide additional engineering and environmental services for paving and drainage improvements for the McKinney Avenue Trolley extension project in the amount of \$1,147,211, from \$1,600,983 to \$2,748,194; **(2)** the receipt and deposit of funds from the Texas Department of Transportation in an amount not to exceed \$605,179 in the Capital Projects Reimbursement Fund; and **(3)** an increase in appropriations in the amount of \$605,179 in the Capital Projects Reimbursement Fund - Total not to exceed \$1,147,211 - Financing: 1995 Bond Funds (\$298,073), Capital Projects Reimbursement Funds (\$605,179) and Water Utilities Capital Construction Funds (\$243,959) **[08-1901; APPROVED]**

**ADDENDUM  
CITY COUNCIL MEETING  
JUNE 25, 2008**

ADDITIONS: (Continued)  
CONSENT ADDENDUM (Continued)

**Trinity River Corridor Project**

31. Authorize **(1)** Supplemental Agreement No. 2 to the professional services contract with CH2M Hill for geotechnical, surveying, utilities, and additional design services for the ongoing Trinity Lakes design for the Trinity River Corridor Project in the amount of \$1,455,820, from \$18,068,042 to \$19,523,861 and **(2)** reallocate \$145,432 from Range Design to Wallace Roberts Todd for park design - Not to exceed \$1,455,820 - Financing: 1998 Bond Funds **[08-1902; APPROVED AS AN INDIVIDUAL ITEM]**

ITEMS FOR INDIVIDUAL CONSIDERATION

**City Attorney's Office**

32. An ordinance amending Chapter 12A of the Dallas City Code to allow TIF board members to acquire property within the reinvestment zones they represent, but prohibiting them from participating and voting in matters that directly affect their acquired or existing property in the reinvestment zones - Financing: No cost consideration to the City **[08-1903; REFER TO ECONOMIC DEVELOPMENT COUNCIL COMMITTEE AND ETHICS ADVISORY COMMISSION]**
33. Authorize an amendment to Resolution No. 94-1459, approved April 13, 1994, designating the Mayor Pro Tem, the Deputy Mayor Pro Tem, and the Vice Chair of the City Council Transportation and Environment Committee to serve as first, second, and third alternates to the Mayor's Place 10 on the D-FW International Airport Board, in designated order, in the event the Mayor or ranking alternate is unavailable to attend a meeting of the Board - Financing: No cost consideration to the City **[08-1904; APPROVED]**
34. A resolution amending Sections 2, 4, 6, 7, and 9 of the City Council Rules of Procedure to revise rules relating to city council attendance, city council quorums, powers of the mayor and council, agenda procedures, conduct of meetings, and speakers - Financing: No cost consideration to the City **[08-1905; DEFERRED BY COUNCILMEMBERS HILL, DAVIS. ATKINS AND HUNT]**

**Code Compliance**

35. An ordinance amending Chapter 7 of the Dallas City Code to provide: **(1)** requirements relating to sterilization of dogs and cats; **(2)** requirements for intact animal permits; **(3)** limitations on the number of dogs and cats in dwelling units with no common walls; **(4)** restrictions and requirements relating to tethering and confinement of animals; **(5)** enhanced regulations relating to dangerous dogs; **(6)** restrictions on placement of poisonous substances accessible to domestic animals; **(7)** prohibitions on live animals as prizes, promotions, or novelties; and **(8)** various fees relating to animal regulation - Financing: No cost consideration to the City **[08-1906; ORDINANCE 27250; APPROVED]**

**ADDENDUM  
CITY COUNCIL MEETING  
JUNE 25, 2008**

ADDITIONS: (Continued)

PUBLIC HEARINGS AND RELATED ACTIONS

**Department of Development Services**

ZONING CASES - INDIVIDUAL

36. A public hearing to receive comments regarding an application for and an ordinance granting an MU-1 Mixed Use District on property zoned an LI Light Industrial District on the west side of Fran Way, north of Avenue B **[08-1907; HEARING CLOSED; ORDINANCE 27251; CPC RECOMMENDATION FOLLOWED ]**  
Recommendation of Staff and CPC: Approval  
Z078-210(MAW)
37. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for a Community service center and MF-1(A) Multifamily District Uses on property zoned an MF-1(A) Multifamily Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, at the southeast corner of Hatcher Street and Troy Street **[08-1908; HEARING CLOSED; ORDINANCE 27252; CPC RECOMMENDATION FOLLOWED]**  
Recommendation of Staff and CPC: Approval, subject to a development/landscape plan and conditions  
Z078-213(RB)

DEVELOPMENT CODE AMENDMENTS - CONSENT

38. A public hearing to receive comments regarding consideration of amendments to Chapter 51A of the Dallas Development Code to amend regulations pertaining to premise signs and special purpose signs and an ordinance granting the amendments **[08-1909; HEARING CLOSED; ORDINANCE 27253; APPROVED AS AMENDED]**  
Recommendation of Staff and CPC: Approval  
DCA078-013

**ADDENDUM  
CITY COUNCIL MEETING  
JUNE 25, 2008**

**CORRECTIONS:**

**Department of Development Services**

**ZONING CASES - INDIVIDUAL**

- 101. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to amend Planned Development District No. 254 and an ordinance granting the termination of terminate Specific Use Permit No. 838 on the northwest corner of Frankford Road and Gibbons Drive **[08-1855; ORDINANCE 27240 AND 27241]**

Recommendation of Staff and CPC: Approval, subject to a development plan, landscape plan and conditions and approval of the termination of SUP No. 838  
Z078-222(JH)

- 102. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a community service center use on property zoned an R-5(A) Single Family Subdistrict and an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District on the east side of Hatcher Street, south of Beulah Place **[08-1856; ORDINANCE 27242]**

Recommendation of Staff and CPC: Approval, for a permanent time subject to a site plan and conditions  
Z078-223(JH)

**Economic Development**

**Ridge South Dallas I, LLC, Incentives, Reinvestment Zone No. 71**

**Note:** Item Nos. 114 and 115 must be considered collectively.

- 114. \* 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. 71, incorporating approximately ~~328~~ 259 acres of property located north of Telephone Road and east of the Lancaster/Dallas municipal boundary in southern Dallas for the purpose of granting economic development incentives to Ridge South Dallas I, LLC - Financing: No cost consideration to the City **[08-1868]**

- 115. \* An ordinance designating approximately ~~328~~ 259 acres of property located north of Telephone Road and east of the Lancaster/Dallas municipal boundary in southern Dallas, for the purpose of granting economic development incentives to Ridge South Dallas I, LLC and establishing the boundaries of the Reinvestment Zone and providing for an effective date - Financing: No cost consideration to the City **[08-1869; ORDINANCE 27247]**

**ADDENDUM  
CITY COUNCIL MEETING  
JUNE 25, 2008**

DELETIONS:

**Business Development & Procurement Services**

7. Authorize a thirty-six-month service contract for the purchase, service and maintenance of Global Positioning System equipment - Remote Dynamics, Inc., most advantageous proposer of six - Not to exceed \$697,059 - Financing: Current Funds (subject to annual appropriations) **[08-1759]**

**Economic Development**

**Oak Cliff Gateway TIF District**

**Note:** Item Nos. 32 and 33 must be considered collectively.

32. \* Authorize **(1)** the City Manager to execute a development agreement with Bishop Colorado Retail Plaza, L.P., (the "Developer") in an amount not to exceed \$350,000 payable from future Oak Cliff Gateway TIF funds and or TIF Bond Funds in consideration of Bishop Colorado Retail Plaza, L.P developing the 1222 North Bishop Avenue property in accordance with the Oak Cliff Gateway TIF Project Plan and the design, engineering and construction of a 14,950 square foot retail center and other improvements at 1222 North Bishop Avenue in the Oak Cliff Gateway TIF District; and **(2)** the Oak Cliff Gateway TIF District Board of Directors to dedicate up to \$350,000, payable from Oak Cliff Gateway TIF revenues and or TIF Bond Funds in accordance with the development agreement - \$350,000 - Financing: To be funded solely from the Oak Cliff Gateway TIF District Funds and or TIF Bond Funds **[08-1784]**
33. \* A resolution declaring the intent of the Oak Cliff Gateway TIF District to reimburse Bishop Colorado Retail Plaza, L.P., for eligible expenditures pursuant to the development agreement with Bishop Colorado Retail Plaza, L.P. in an amount not to exceed \$350,000, payable for certain TIF-eligible project costs related to the design, engineering and construction of a 14,950 square foot retail center and other improvements at 1222 North Bishop Avenue in the Oak Cliff Gateway TIF District - Financing: No cost consideration to the City **[08-1785]**



**ADDENDUM  
CITY COUNCIL MEETING  
JUNE 25, 2008**

DELETIONS: (Continued)

**Department of Development Services**

ZONING CASES - INDIVIDUAL

97. 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 **[08-1851]**  
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)