

AGENDA ITEM # 62

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: September 24, 2008
COUNCIL DISTRICT(S): 2, 6
DEPARTMENT: Department of Development Services
CMO: A. C. Gonzalez, 671-8925
MAPSCO: 44 M R; 45 J N S T

SUBJECT

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

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, June 11, June 25 and August 27, 2008, and was taken under advisement until September 24, 2008, with the public hearing open.

HONORABLE MAYOR AND CITY COUNCIL WEDNESDAY, SEPTEMBER 24, 2008

ACM: Jill Jordan, P.E.

FILE NUMBER: Z067-148 (DW)

DATE FILED: January 24, 2007

LOCATION: Generally bounded by Continental Avenue to the north, Interstate 35 to the east and south, and the Trinity River levee to the west

COUNCIL DISTRICT: 2 & 6

MAPSCO: 44-M, R & 45-J, N, S, T

SIZE OF REQUEST: Approx. 229 acres

CENSUS TRACT: 100

REQUEST:

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, with consideration given to appropriate zoning for that area including use, development standards, parking, landscaping, sign, and other appropriate regulations

SUMMARY:

The authorization was initiated as part of the implementation for the Trinity River Corridor Comprehensive Land Use Plan, which calls for the area to redevelop into a higher-density, mixed use neighborhood.

CPC RECOMMENDATION:

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 SUP No. 432. **No change** to zoning for property located north of the Union Pacific Rail Line.

STAFF RECOMMENDATION:

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BACKGROUND INFORMATION:

- The City Council authorized this public hearing on January 24, 2007, as part of the process to implement the Trinity River Corridor Comprehensive Land Use Plan that was adopted on March 9, 2005.
- As part of the review and rezoning process for priority areas identified in the Plan, the City Plan Commission has empanelled an ad hoc committee to work with the Urban Design Advisory Committee to take community input and develop zoning recommendations.
- The committees discussed the item at a total of 16 joint meetings, as well hosted two community meetings on December 4, 2006 and January 14, 2008. Approximately 70 people attended the first community meeting, which also included a discussion of other study areas along Industrial Boulevard. Approximately, 50 people attended the second community meeting that focused on the proposed regulations for the study area.
- The recommended approach utilizes form-based zoning regulations to guide redevelopment of the area in a manner that will ensure walkable districts that will complement the planned amenities within the Trinity River Park.
- The study area will serve to extend Downtown development to the Trinity River. An overlook at Reunion Boulevard will function as the primary access point into the park and the ceremonial entrance into the park.
- Planned park amenities within close proximity to the study area include the urban lake and promenade, a white water course at the northern end of the lake, and two signature bridges designed by Santiago Calatrava:
 - The Margaret Hunt Hill bridge currently under construction that will extend Woodall Rogers across the river to Singleton Boulevard; and
 - The Margaret McDermott Bridge along Interstate 30 as it crosses the river.
- On February 14, the City Plan Commission had a bus tour of the study area.
- On May 6, 2008, staff briefed the Trinity River Corridor project committee regarding this zoning case. A follow-up briefing is scheduled for May 20, 2008. Any amendments the Committee has to the City Plan Commission's recommended conditions will be provided as updated information to the City Council prior to the public hearing.

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Zoning History: There have been two zoning change requests in the area.

1. Z067-229 On October 24, 2007, the City Council approved an amendment to Planned Development District No. 621, the Old Trinity and Design District Special Purpose District to create a new subarea for the Old Trinity Industrial land use opportunity area to address building configuration, building height, building footprint, building orientation and view considerations.

2. Z067-288 On December 12, 2007, the City Council approved a planned development district on property generally bounded by Continental Avenue to the north, I-35 to the east, Union Pacific Railroad to the south, and the Trinity River levee to the west.

Thoroughfares/Streets:

Thoroughfares/Street	Type	ROW
Industrial Boulevard	Principal Arterial	Varies
Commerce Street	Principal Arterial	100 feet
Continental Avenue	Principal Arterial	100 feet

Land Use:

	Zoning	Land Use
Site	IM, CS, CA-2(A), MU-2 (SAH),PDD 774, with SUP 432 and SUP 1203	Commercial, Industrial, Institutional and vacant
North	PDD 621	Commercial and Mixed Use
East	CA-1	Downtown
Southeast	IM	Commercial
West	A(A), IR and PDD 468	Trinity River Park

STAFF ANALYSIS:

Comprehensive Plan:

LAND USE ELEMENT

The recommendation complies with the following land use goals and policies of the Comprehensive Plan because the proposed zoning removes a regulatory barrier that will allow the area to redevelop into a mixed use environment. The existing commercial and industrial zoning which predominates the area does not comply with the Trinity River Corridor Comprehensive Land Use Plan, nor does it allow for the type of mixed use development that is desired. There are also bonuses given for affordable housing, and environmental performance of buildings.

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

- Policy 1.1.1 Implement the Trinity River Corridor Plan.
- Policy 1.1.3 Build a dynamic and expanded downtown.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

- Policy 1.3.1 Create housing opportunities throughout Dallas.

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GOAL 1.4 COORDINATE PLANNING ACTIVITIES TO BALANCE TRANSPORTATION, LAND USE, INFRASTRUCTURE AND THE ENVIRONMENT

Policy 1.4.2 Develop a multi-modal transportation network.

Policy 1.4.3 Embrace environmental sustainability.

ECONOMIC ELEMENT

The recommendation complies with the following economic goals and policies of the Comprehensive Plan because the zoning is intended to allow for uses to be adapted to over time to respond to market conditions, allow for the redevelopment of areas adjacent to the Trinity River, expand downtown to the river and enhance the connection of park amenities to the CBD.

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions.

GOAL 2.2 ENGAGE IN STRATEGIC ECONOMIC DEVELOPMENT

Policy 2.2.1 Focus economic development efforts on revitalization of the Trinity River Corridor.

GOAL 2.3 BUILD A DYNAMIC AND EXPANDED DOWNTOWN

Policy 2.3.1 Restore Downtown Dallas as the economic and cultural heart of North Central Texas.

Policy 2.3.3 Work with property owners and stakeholders to preserve and enhance the image of Downtown Dallas.

HOUSING ELEMENT

The recommendation complies with the following housing goals and policies of the Comprehensive Plan because the zoning encourages affordable housing through floor area bonuses.

GOAL 3.3 EXPAND AFFORDABLE HOUSING ALTERNATIVES

Policy 3.3.2 Encourage distribution of affordable housing throughout the City and the region.

TRANSPORTATION ELEMENT

The recommendation complies with the following transportation goals and policies of the Comprehensive Plan because street sections are designed to create a quality pedestrian environment to improve walkability.

GOAL 4.2 PROMOTE A VARIETY OF TRANSPORTATION OPTIONS

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Policy 4.2.2 Promote a network of on-street and off street walking and biking paths.

URBAN DESIGN ELEMENT

The recommendation complies with the following urban design goals and policies of the Comprehensive Plan because development and street standards are designed to create a quality public realm that will enhance the pedestrian experience.

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

Policy 5.1.3 Encourage complementary building height, scale, design and character.

Policy 5.1.4 Enhance visual enjoyment of public space.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.2 Promote the character of the city's significant districts, linkages and areas.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

Policy 5.3.1 Encourage a balance of land uses within walking distance of each other.

ENVIRONMENT ELEMENT

The recommendation complies with the following environmental goals and policies of the Comprehensive Plan because the zoning requires LEED Silver eligibility for new construction greater than 10,000 square feet, and provides bonuses for LEED Gold and Platinum eligibility. Redevelopment of this area will also provide a walkable live-work-play environment. The use requirements also specifically spell out and allow for integrated renewable energy sources as an accessory use on a lot to encourage the use of wind or solar power.

GOAL 6.3 IMPROVE ENERGY EFFICIENCY AND AIR QUALITY

Policy 6.3.1 Promote green building practices.

Policy 6.3.3 Limit vehicle miles traveled.

NEIGHBORHOOD ELEMENT

The recommendation complies with the following neighborhood goals and policies of the Comprehensive Plan because redevelopment of this area at the main gateway into the Trinity River Park will create a district that will serve to define Dallas' image and promote a unique identity for the city and this area along Industrial Boulevard.

GOAL 7.1 PROMOTE VIBRANT AND VIABLE NEIGHBORHOODS

Policy 7.1.3 Encourage a sense of community and identity.

Area Plans:

On March 9, 2005, City Council adopted the Trinity River Comprehensive Land Use Plan, which outlines desired development patterns within the Corridor and identifies 23 land use opportunity areas. These opportunity areas were subject to more detailed evaluation and policy recommendations, and represent specific development opportunities within the Corridor. The Mixmaster Riverfront land use opportunity area is indicated for mixed-use development that will connect downtown to the Trinity River Corridor.

Key urban design concerns outlined in the plan include avoiding a 'wall of buildings' that limits views along the river greenbelt edge; establishing riverfront development patterns that encourage new investment and redevelopment while protecting views from properties located further from the river's edge; and establishing riverfront development patterns that enhance the view looking back at the city from the trails, lakes, and wetlands inside the river greenbelt and from bridges crossing the river. Design concepts outlined in the Plan to address this issue included placing limitations on the buildings maximum façade width above 4 stories to between 20 and 50 percent, and limiting buildings immediately adjacent and parallel to the levee to a maximum of 3 stories of habitable structures above the levee.

Land Use Compatibility:

The Trinity River Corridor Comprehensive Land Use Plan recommends mixed use for the area, and outlines a desire to bring downtown development to the river's edge. The 229-acre study area is zoned predominantly IM Industrial Manufacturing, with areas zoned MU-2 (SAH), CS Commercial Service, and CA-2(A), and Planned Development District No. 774. The large share of commercial/industrial zoning on the property prevents the area from redeveloping into the walkable, mixed-use environment that is desired.

The proposed PD utilizes a form-based approach which is intended to emphasize the look and feel of a location to create a walkable environment. In a form-based zoning district:

- The standards and regulations should have predictable physical outcomes;
- The code should require the buildings, elements, and streetscape to define and shape the public space;
- The code should promote pedestrian-friendly blocks and an interconnected street network;
- The regulations should be specific to places shown on the regulating plan;
- The plans and graphics should be clearly labeled and accurate in what they represent; and
- The regulations should ensure high-quality public spaces defined by a variety of building types and uses.

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The built environment is intended to be pedestrian-friendly and urban based on the Trinity River Comprehensive Land Use Plan. The conditions address uses, design standards, street sections, building placement and height to create the desired pedestrian environment.

The PD conditions provide for an intensity of development that is similar to downtown/Central Area, as recommended by the Trinity River Comprehensive Land Use Plan.

Streets. The recommended zoning outlines a palette of street types, all of which emphasize the pedestrian experience. In addition to the travel way, the regulations outline requirements for planting and amenity zones to allow for placement of pedestrian amenities and other required furnishings, along with defining the width of the sidewalks and whether areas outside of store fronts are appropriate for use as cafes or other active uses.

Yard, lot and space. The yard, lot, and space regulations are different from typical PD conditions, in that there are build-to lines generally at the property lines. A minimum percentage of the lot frontage must have the building constructed at the build-to line, creating a predictable street wall. These requirements vary by street type. A height map outlines the required minimum and allowed maximum heights

Design Standards. The PD conditions address fenestration in the design standards, including minimum story dimensions, street-orienting primary entrances, facade articulation, storefront treatments, and tower coverage. The tower coverage restricts coverage on the taller portions of a building to maintain view permeability along the levee. This is consistent with the principles in the Trinity River Comprehensive Land Use Plan, preventing the “wall of building” affect.

Pedestrian amenities, such as benches, street lamps, and canopies, are required to enhance the pedestrian experience and encourage street-level activity.

Uses. The PD conditions list main uses permitted that are similar to those in a mixed use, central area, or urban corridor district. Certain uses have additional situations when they are permitted and specify how those uses can be compatible in the intended pedestrian environment. There are also pedestrian use requirements that will ensure active street frontages on key streets as outlined on the regulating plan. A minimum density of multifamily is required to promote a dense residential component in a mixed use area.

Further, the conditions also establish regulations dealing with nonconforming uses in the corridor. The proposed conditions establish a sunset date for any nonconforming industrial uses of 5 years, and grants the Board of Adjustment the ability to grant an extension to the sunset period for uses that can establish that the time period did not allow adequate time to amortize their investment. This is similar approach that was utilized in other planned development districts where there was a desire to further facilitate the transition of uses in an area. Similarly, the proposed conditions also

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prohibit the Board from allowing a change for one nonconforming use to another. Additionally, a point of discussion that the committee wanted reflected in the record dealt with abandonment of nonconforming uses in the corridor. Nonconforming use regulations in Section 51A-4.704 indicate that the right to operate a nonconforming use terminates if the use is discontinued for six months or more. An initial proposal reduced this time period to three months or more for nonconforming uses in the corridor. While there was discussion regarding the merits of such a reduction facilitating the transition of the area to a more mixed-use environment, the recommendation was amended to defer back to existing Chapter 51A requirements.

The committee also recommended that the application fee and two-year waiver requirement be waived for 18 months for uses now requiring an SUP. This would provide an incentive to current businesses owners and operators to comply with the proposed planned development district. This provision is not included in the conditions; rather it becomes part of the ordinance adopting the planned development district.

Development Standards:

DISTRICT	SETBACKS		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Proposed							
PDD Mixed Use	Build-to lines	0'	Min. 60 units/acre	Min. 36'-75'	N/A	Open space, tower coverage, tower orientation	Retail, office, residential, lodging
Existing							
MU-2 Mixed use-2	15'	20' adjacent to residential OTHER: No Min.	1.6 FAR base 2.0 FAR maximum + bonus for residential	135' 10 stories 180' 14 stories with retail	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential
CA-2(A) Central area	0'	0'	20.0 FAR	Any legal height	100%		All but the heaviest industrial uses
CS Commercial Service	15' 0' on minor	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office/ lodging/ retail combined	45' 3 stories	80%	Proximity Slope Visual Intrusion	Commercial & business service, supporting retail & personal service & office
IM Industrial manufacturing	15' 0' on minor	30' adjacent to residential OTHER: No Min.	2.0 FAR overall 0.75 office/ retail 0.5 retail	110' 8 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail

Landscaping:

Landscaping requirements were written specifically with a dense-urban environment in mind, and focus on the use of street trees, as well as other site and hardscaping requirements, such as shade coverage, paving material and roof reflectivity.

The list of allowed trees is provided to ensure the types of trees are appropriate for a dense, urban environment.

Miscellaneous:

On October 14, 1968, City Council approved a Specific Use permit for a Private Animal Pound for a permanent time period for property located on Industrial Boulevard, north of Interstate 30. Conditions of the SUP required all animal runs or pens to be completely enclosed. Allowed uses under the current proposed planned development district allow and animal shelter or clinic without outside runs by right. As a result, the existing SUP is not necessary, and staff is recommending its termination.

On December 12, 2007, City Council approved Planned Development District No. 774 for property located at Continental Avenue and Industrial Boulevard. The planned development district is consistent with the Trinity River Corridor Comprehensive Land Use Plan, and CPC and staff are recommending that zoning north of the Union Pacific Railroad line remain unchanged.

CPC Action

April 24, 2008

Motion: It was moved to recommend **approval** of a planned development district, for property south of the Union Pacific Rail Line, subject to a regulating plan and conditions, **approval** of the termination of Specific Use Permit No 432, and **no change** to zoning for property north of the Union Pacific Rail Line 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 Provisor 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 or property generally bounded by Continental Avenue to the north, Interstate 35 to the east and south, and the Trinity River levee to the west.

Maker: Emmons
Second: Weiss
Result: Carried: 15 to 0

For: 15 - Prothro, Strater, Gary, Davis, Rodgers,
Lozano, Bagley, Jones-Dodd, Weiss, Lueder,
Buehler, Wolfish, Ekblad, Emmons, Alcantar

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 500 Mailed: 78
Replies: For: 3 Against: 4

Speakers: For: Jonathan Vinson, 901 Main St., Dallas, TX, 75202
Janis Jelnick, 14304 Coral Harbour Cr., Farmers Branch, T
Against: None

Ad Hoc/UDAC Action

January 8, 2008

It was moved to accept the revised Green Building Requirements as written.

Motion made by: <u>Odell</u>	Motion seconded by: <u>Davis</u>
Item passed unanimously: <u>X</u>	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

It was moved to revise the open space recommendation to require 10 percent of a lot be allocated to open space and to revise the requirements to ensure that there are no loopholes in how the open space may be provided.

Motion made by: <u>Odell</u>	Motion seconded by: <u>Tycher</u>
Item passed unanimously: _____	Item passed on a divided vote: <u>X</u>
Item failed unanimously: _____	Item failed on a divided vote: _____

For: Davis, Lueder, Odell, Tycher, Emmons, Weiss, and Lozano

Against: Blizzard, Prothro, McAlester, Bagley, Pollock, and Ekblad

Speakers:

Lauren Oznick, Jiffy Properties

January 15, 2008

It was moved to amend the recommendation to require underground utilities on private property.

Motion made by: <u>Ekblad</u>	Motion seconded by: <u>Prothro</u>
Item passed unanimously: <u>X</u>	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

It was moved to amend the recommendation to require SUPs for the following uses: tattoo parlors, massage parlors, piercing studios, and allow the remainder of personal service uses by right.

Motion made by: <u>Ekblad</u>	Motion seconded by: <u>Prothro</u>
Item passed unanimously: <u>X</u>	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

It was moved to forward the staff recommendation for the Mixmaster Riverfront study area to the City Plan Commission for consideration as amended by the Committee.

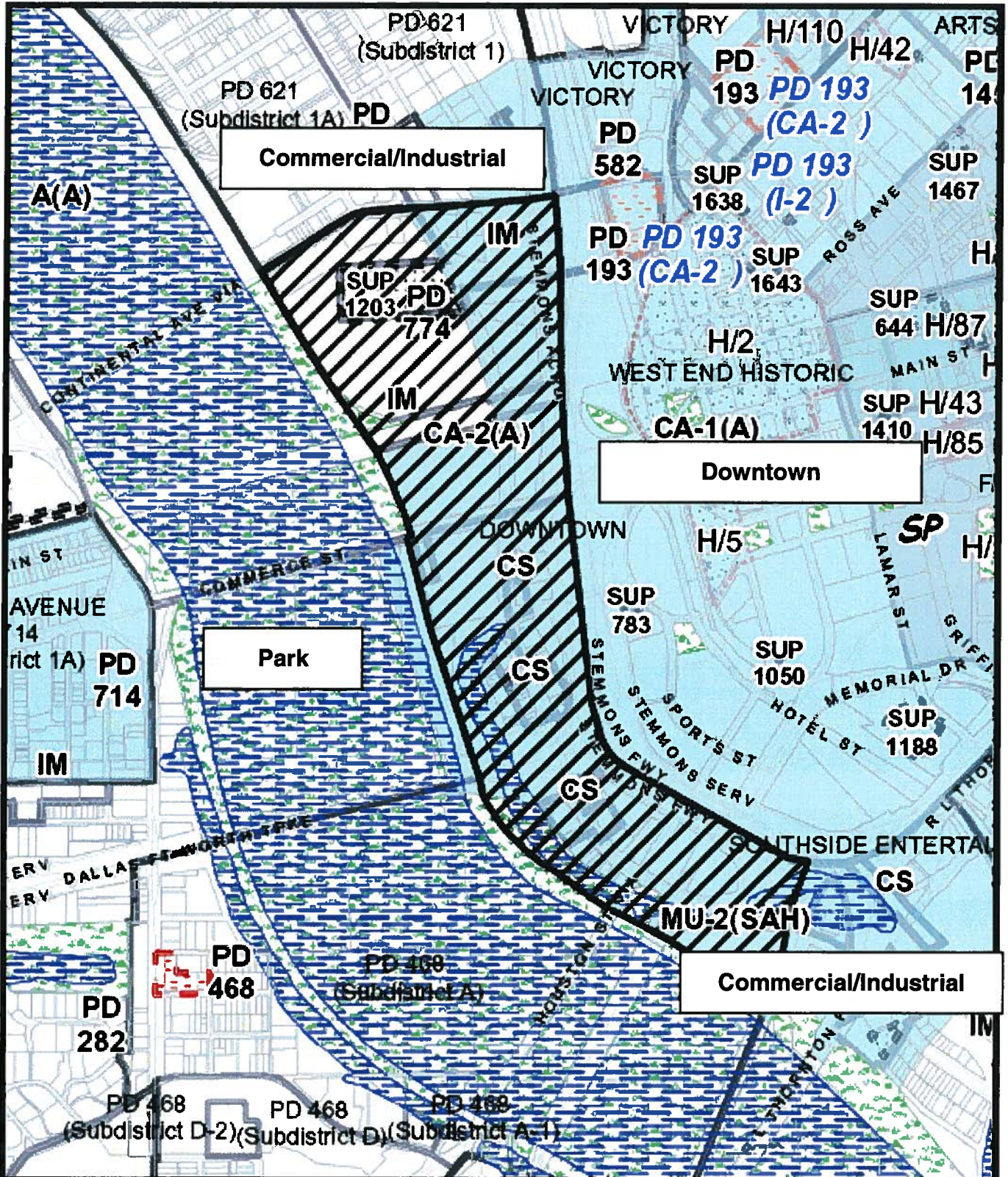
Motion made by: <u>Odell</u>	Motion seconded by: <u>Lozano</u>
Item passed unanimously: <u>X</u>	Item passed on a divided vote: _____
Item failed unanimously: _____	Item failed on a divided vote: _____

Speakers:

Sandy Jacobs
Lauren Oznick
Linda Henry

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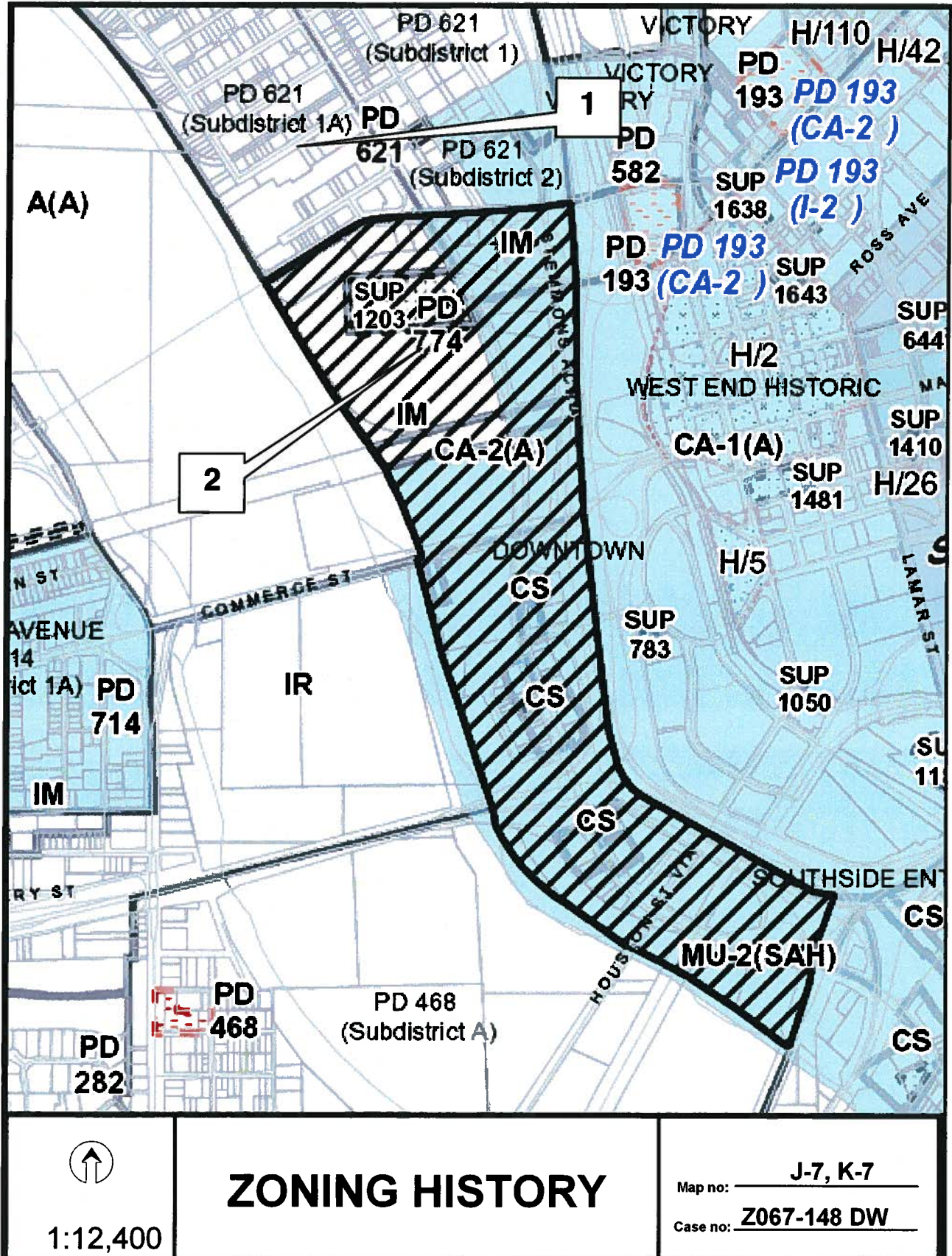
**CPC RECOMMENDED CONDITIONS FOR THE
TRINITY RIVER CORRIDOR SPECIAL PURPOSE DISTRICT
Z067-148(DW)**

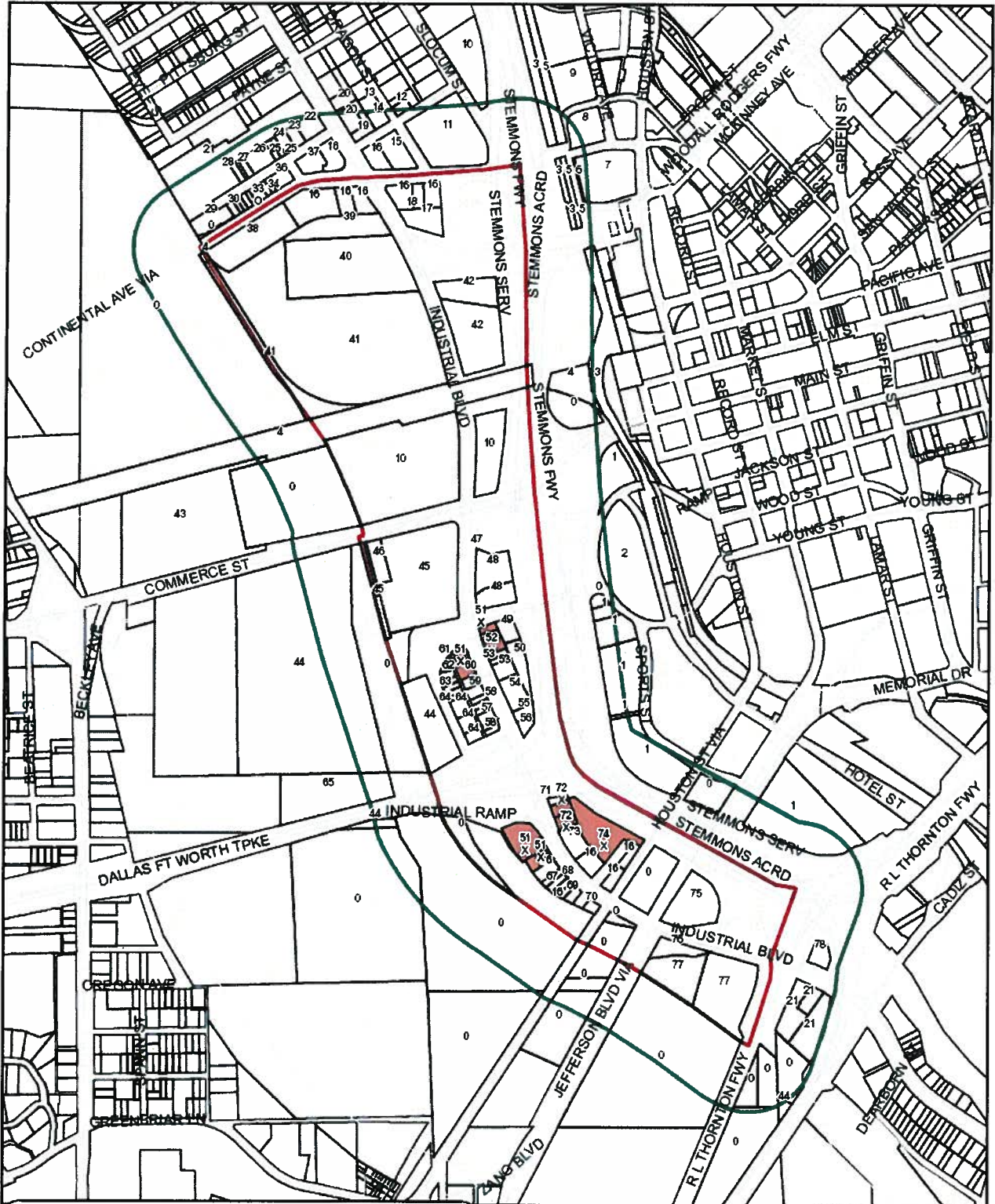


1:12,400

ZONING MAP

Map no: J-7, K-7
 Case no: Z067-148 DW





78	Property Owners Notified (157 parcels)
3	Replies in Favor (5 parcels)
4	Replies in Opposition (9 parcels)
500'	Area of Notification
04/24/2008	Date

Z067-148 (J-7, K-7)
CPC



1:11,800

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Notification List of Property Owners

Z067-148 (DW)(KRua)

78 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	400 STEMMONS	HUNT WOODBINE REALTY CORP
2	300 REUNION	REUNION HOTEL LP
3	1900 OAK LAWN	DALLAS & FT WORTH CITIES
4	9999 NO NAME	UNION PACIFIC RR CO
5	555 2ND	DART
6	703 MCKINNEY	DALLAS AREA RAPID TRANSIT
7	703 MCKINNEY	703 MCKINNEY LTD PS
8	2201 LAMAR	ANLAND 2A LP
9	2323 VICTORY	BLOCK L LAND LP
10	123 COMMERCE	DALLAS COUNTY OF
11	319 CONTINENTAL	GLI ACQUISITION CO
12	900 DRAGON	MASSOUD CARMEN FAMILY
13	915 DRAGON	SEELCCO PARTNERS LTD
14	905 DRAGON	VCP INTERNATIONAL INC
15	233 CONTINENTAL	GREYHOUND LINES INC
16	222 CONTINENTAL	PRESCOTT INTERESTS LTD
17	650 INDUSTRIAL	PRESCOTT INTERESTS
18	212 CONTINENTAL	GAMR LTD
19	902 INDUSTRIAL	REPPAS INC
20	920 INDUSTRIAL	CCFP LIMITED
21	915 INDUSTRIAL	TEXAS UTILITIES ELEC CO
22	909 INDUSTRIAL	INVESTMENT PROPERTIES INC
23	179 PARKHOUSE	NESBITT REGINALD MATTHEWS
24	171 PARKHOUSE	BMJ PROPERTIES LP
25	163 PARKHOUSE	SHARIFF & SONS PTRS LTD
26	155 PARKHOUSE	MATHIS LAND PARTNERSHIP

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Label #	Address	Owner
27	137 PARKHOUSE	GALICHIA ALAN & GINA
28	135 PARKHOUSE	TRINITY RIVER
29	100 PARKHOUSE	ROBBIE DRIVE LTD
30	114 PARKHOUSE	HALEBIAN CLEO JANE
O31	118 PARKHOUSE	APPLETON JENNIFER LAUREN
O32	126 PARKHOUSE	APPLETON INVESTMENTS LC
O33	130 PARKHOUSE	APPLETON JAMES K
34	146 PARKHOUSE	SPRINT COMMUNICATIONS CO
35	148 PARKHOUSE	US SPRINT COMMUNICATIONS
36	801 CORE	801 CORE ST PTNRS LLC
37	801 INDUSTRIAL	DUIL PPTIES LLC
38	110 CONTINENTAL	110 CONTINENTAL LP
39	505 INDUSTRIAL	500 NORTH INDUSTRIAL LP
40	521 INDUSTRIAL	TEXAS DEPT TRANSPORTATION
41	505 INDUSTRIAL	WATERFRONT TOWERS LP
42	501 STEMMONS	JEFFERSON SKYLINE LP
43	119 COMMERCE	DALLAS COUNTY LID
44	101 CADIZ	CITY & COUNTY LEVEE
45	100 COMMERCE	CHPD-LP
46	106 COMMERCE	TEXAS STATE OF
47	210 INDUSTRIAL	ARONOFF ROCHELLE
48	250 INDUSTRIAL	FRANCIS FAMILY
49	212 REUNION	FLYNN ROBERTA
50	212 REUNION	WISK STACEY
X51	503 INDUSTRIAL	JIFFY PROPERTIES LP
X52	314 INDUSTRIAL	TAYLOR DAVID D JR ET AL
53	350 INDUSTRIAL	RIEKE LUCY CHRISTINE TR
54	352 INDUSTRIAL	DALLAS SOCIETY FOR PREV
55	370 INDUSTRIAL	SPCA OF TEXAS
56	378 INDUSTRIAL	CLARK ROBERT E
57	339 INDUSTRIAL	LAKHANI MEHMOOD &

Monday, March 31, 2008

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	355 INDUSTRIAL	LAKHANI MEHMOOD
59	331 INDUSTRIAL	DENNY W M EST
60	323 INDUSTRIAL	LAMS FAMILY LTD
61	200 ROCK ISLAND	METROPLEX TELEPHONE CO
62	304 ROCK ISLAND	THOMPSON RUSSELL W
63	310 ROCK ISLAND	THOMPSON WILLIAM D
64	326 ROCK ISLAND	ROCK ISLAND INC
65	100 IH 30	TEXAS STATE OF
66	525 INDUSTRIAL	LITTLE L W
67	527 INDUSTRIAL	LITTLE MRS L W
68	531 INDUSTRIAL	DREAMS INC
69	543 INDUSTRIAL	MITCHELL YARA L
70	603 INDUSTRIAL	FOUTS JOHN
71	424 INDUSTRIAL	HENSLEY ROBERT F SR
X72	438 INDUSTRIAL	NGS PARTNERSHIP LTD
73	518 INDUSTRIAL	PNYX
X74	538 INDUSTRIAL	HAS PARTNERSHIP LTD
75	612 INDUSTRIAL	TRINITY RIVER DEV LC
76	130 JEFFERSON	DALLAS COUNTY FLOOD
77	801 INDUSTRIAL	INDUSTRIAL GOLD RUSH LTD
78	908 INDUSTRIAL	C A H PROPERTIES

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Early Notification List

Al Romero
PO Box 870875
Mesquite, TX 75150

Anthony Jones
PO Box 0711
Galveston, TX 77553

Betty Wadkins
2843 Modesto Drive
Dallas, TX 75227

Bridge Ballowe c/o Nextel
1680 N. Prosper Dr.
Richardson, TX 75081

Cindy Harris
4310 Buena Vista #8
Dallas, TX 75205

Clarence F Cope
10404 Ferndale
Dallas, TX 75238

Jane Guerrini
7032 Lupton
Dallas, TX 75225

Jeff Bosse
PO Box 4738
Dallas, TX 75208

Katie Pascuzzi
2720 N Stemmons Frwy Suite 900
Dallas, TX 75207

Leanne Witek
16660 N Dallas Pkwy #1200
Dallas, TX 75248

Marcus Wood
6060 N Central Expy Ste 333
Dallas, TX 75206

Pam Conley
901 N Madison Avenue
Dallas, TX 75208

Rob Baldwin
401 Exposition
Dallas, TX 75226

Robert P. Garza
412 E. Sixth St.
Dallas, TX 75203

Stephanie Pegues
1500 Marilla 5FS
Dallas, TX 75201

Steve Craft
P O Box 542225
Dallas, TX 75354

Steve Kim
4318 Sexton Ln.
Dallas, TX 75229

Alpha Testing, Inc
Virginia Brown
2209 Wisconsin St, Ste 100
Dallas, TX 75229

Am. Metro/Study Corp
Marque Nelson
14881 Quorum Dr #400
Dallas, TX 75240

Arboriological Services, Inc.
Bill Seaman
16 Steel Rd.
Wylie, TX 75098

Axley & Hargrove
James Schnurr
3400 Carlisle St, #400
Dallas, TX 75204-1268

Bluffview Homeowner
Pat White
4714 Wildwood
Dallas, TX 75209

Cedar Vista Conservation
Chris Lomax
6439 Dixie Garden Ln
Dallas, TX 75236

Dallas ISD
Stan Armstrong
3700 Ross Ave, Box 61
Dallas, TX 75204

Dallas Planning Asoc
Stuart Pully
P O Box 781609
Dallas, TX 75378

FW Dodge Reports
Donna McGuire
9155 Sterling Dr. Ste 160
Dallas, TX 75063

Jackson Walker
Suzan Kedron
901 Main St. #6000
Dallas, TX 75202

Kiestwood Neighbors
Neoma Shafer
2538 W Kiest Blvd
Dallas, TX 75233

Lake Highlands AIA
Terri Woods
9603 Rocky Branch Drive
Dallas, TX 75243

Master Plan
J Kimborough
900 Jackson St
Dallas, TX 75202

Z067-148(DW)

MetroStudy Corp
Rebecca Webb
14881 Quorum Dr #400
Dallas, TX 75254

Micheal R Coker Co
Michael R Coker
2700 Swiss Ave. #100
Dallas, TX 75209

Minyards Properties Inc
Dennis O'Malley
777 Freeport Pkwy
Coppell, TX 75019

N Pk Lovefied Comm Civic League
Joyce Lockley
4718 Wateka Dr.
Dallas, TX 75209

Oak Cliff Chamber
Joe Burkleo
545 Lacewood Drive
Dallas, TX 75224

PARC DU LAC
Linda Sharp
12126 Vendome Place
Dallas, TX 75230

Quick Trip Co.
Teri Dorazil
14450 Trinity Blvd. #300
Fort Worth, TX 76155

Robert Reeves & Assoc. Inc.
Robert Reeves
900 Jackson St, Suite 160
Dallas, TX 75202

Signs Manufacturing
William Watson
4610 Mint Way
Dallas, TX 75236

United HOA
Norma Parry
1515 Reynaldston Ln.
Dallas, TX 75232

United HOA
Thelma J. Norman
2628 Blackstone Dr.
Dallas, TX 75237

W.A.R.N.
Tashia Moseley
5353 Maple Ave. Ste. 200
Dallas, TX 75235

Margaret L Ray
3211 Cherrywood
Dallas, TX 75235

Vicki Keene
738 Cedar Hill Dr
Dallas, TX 75208

Citizens Beat Committee
Dorothy Head
4115 McNeil St
Dallas, TX 75227

Cochran Heights
Hector Garcia
3601 Turtle Creek Blvd #901
Dallas, TX 75219

Glen Oaks HOA
Eli Davis
912 Timber Dell Ln
Dallas, TX 75232

Harwood International, Inc.
Julie Morris
2828 N Harwood, Suite 1600
Dallas, TX 75201

Harwood International, Inc.
Jerry Jackson
2828 N Harwood, Suite 1600
Dallas, TX 75201

Ledbetter Coalition
David Barrientos
5414 Bernal Drive
Dallas, TX 75212

Mt. Lakes NA
LLoyd Powell
136 S Merryfield Rd.
Dallas, TX 75211

Mt. Lakes NA
Vicki L Crow
5907 Oro Way
Dallas, TX 75211

N Oak Cliff St Sweepers
Ruby Jones
1630 Navaro
Dallas, TX 75208

Oak Lawn Comm. Prosecutor
Tanya Oliveira
9801 Harry Hines Blvd
Dallas, TX 75220

Pleasant Wood/Grove
J. Eugene Thomas
P O Box 50051
Dallas, TX 75250

Raleigns-Hall Group
Frank M Stick
4224 N Hall St
Dallas, TX 75219

W Dal Chamber of Commerce
John Ward
P O Box 224301
Dallas, TX 75222

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: September 24, 2008
COUNCIL DISTRICT(S): 6
DEPARTMENT: Trinity River Corridor Project
CMO: Jill A. Jordan, P.E., 670-5299
MAPSCO: 44Q 44R

SUBJECT

Authorize Supplemental Agreement No. 1 to the Interlocal Agreement with the Texas Department of Transportation to provide additional local project funding for construction of the Beckley Avenue improvements, from Gulden Lane to approximately the Union Pacific Railroad associated with the Woodall Rodgers Extension (Spur 366) project – Not to exceed \$134,024, from \$3,548,304 to \$3,682,328 - Financing: 1998 Bond Funds

BACKGROUND

On September 10, 1997, Resolution No. 97-2918 approved the Trinity Parkway Major Transportation Investment Study (MTIS) conducted by the Texas Department of Transportation (TxDOT), which evaluated extending the existing Woodall Rodgers Freeway (Spur 366) as a grade-separated, controlled access facility over IH 35E to the intersection of Beckley Avenue and Singleton Boulevard. On June 23, 1999, Resolution No. 99-2037 authorized an agreement with TxDOT, allowing the City to participate in this project.

On May 2, 1998, the citizens of Dallas authorized the issuance of general obligation bonds in the amount of \$246,000,000 for projects which include the extension of Woodall Rodgers Freeway and associated improvements to Beckley Avenue improvements within the Trinity River Corridor. The Woodall Rodgers Extension project includes right-of-way acquisition, environmental study, engineering, utility relocation and construction. The center portion of the Woodall Rodgers Extension over the Trinity River is now known as the Margaret Hunt Hill Bridge.

BACKGROUND (Continued)

On May 28, 2008, the City Council authorized an agreement with TxDOT for local project funding for construction of the Beckley Avenue improvements, from Gulden Lane to approximately the Union Pacific Railroad (UPRR), associated with the Woodall Rodgers Extension (Spur 366) project in an amount not to exceed \$3,548,304. TxDOT received bids for construction of this project on June 11, 2008, with the lowest responsive bid received being \$3,682,328, or \$134,024 above the amount previously authorized in the Interlocal Agreement. Under the agreement, TxDOT is responsible for construction of the project, and the City of Dallas is responsible for any increased project costs.

This action would authorize Supplemental Agreement No. 1 to the local project funding agreement between the City of Dallas and TxDOT to provide additional funding in the amount of \$134,024 for construction of the Beckley Avenue section of the Woodall Rodgers Extension (Spur 366) project.

ESTIMATED SCHEDULE OF PROJECT

Began Construction	August 2008
Complete Construction	April 2011

PRIOR ACTION/REVIEW (COUNCIL BOARDS, COMMISSIONS)

Authorized the Trinity Parkway Corridor Major Transportation Investment Study conducted by TxDOT on September 10, 1997, by Resolution No. 97-2918.

Authorized an Interlocal Agreement with TxDOT for the extension of Woodall Rodgers (Spur 366) Freeway from Industrial Boulevard across the Trinity River to the intersection of Singleton Boulevard and Beckley Avenue on June 23, 1999, by Resolution No. 99-2037.

Authorized the concept of signature bridges and design enhancements over the Trinity River as opposed to standard Texas Department of Transportation bridges on June 23, 1999, by Resolution No. 99-2138.

Authorized a professional services contract with Santiago Calatrava for the design of the Woodall Rodgers Signature Bridge across the Trinity River on January 16, 2002, by Resolution No. 02-0167.

Authorized an Interlocal Agreement with TxDOT for right-of-way acquisition and utility relocation for the Woodall Rodgers Extension (Spur 366) from IH 35E across the Trinity River to the intersection of Beckley Avenue and Singleton Boulevard on March 24, 2004, by Resolution No. 04-0975.

PRIOR ACTION/REVIEW (COUNCIL BOARDS, COMMISSIONS) (Continued)

Authorized an Interlocal Agreement with TxDOT for local project funding and maintenance of the Margaret Hunt Hill Bridge (formerly referred to as the Woodall Rodgers Signature Bridge) on October 26, 2005, by Resolution No. 05-3076.

Authorized a contract for channel relocation, drainage swale, bank restoration and stabilization improvements on November 9, 2005, by Resolution No. 05-3299.

Authorized a Memorandum of Agreement with the North Central Texas Council of Governments for the Woodall Rodgers Extension (Spur 366) on December 14, 2005, by Resolution No. 05-3492.

Authorized an additional payment to TxDOT for the City's share of the cost for construction of the Margaret Hunt Hill Bridge on February 22, 2006, by Resolution No. 06-0616.

Authorized an Interlocal Agreement with TxDOT for local project funding for construction of the Beckley Avenue improvements, from Gulden Lane to approximately UPRR associated with the Woodall Rodgers Extension (Spur 366) project on May 28, 2008, by Resolution No. 08-1546.

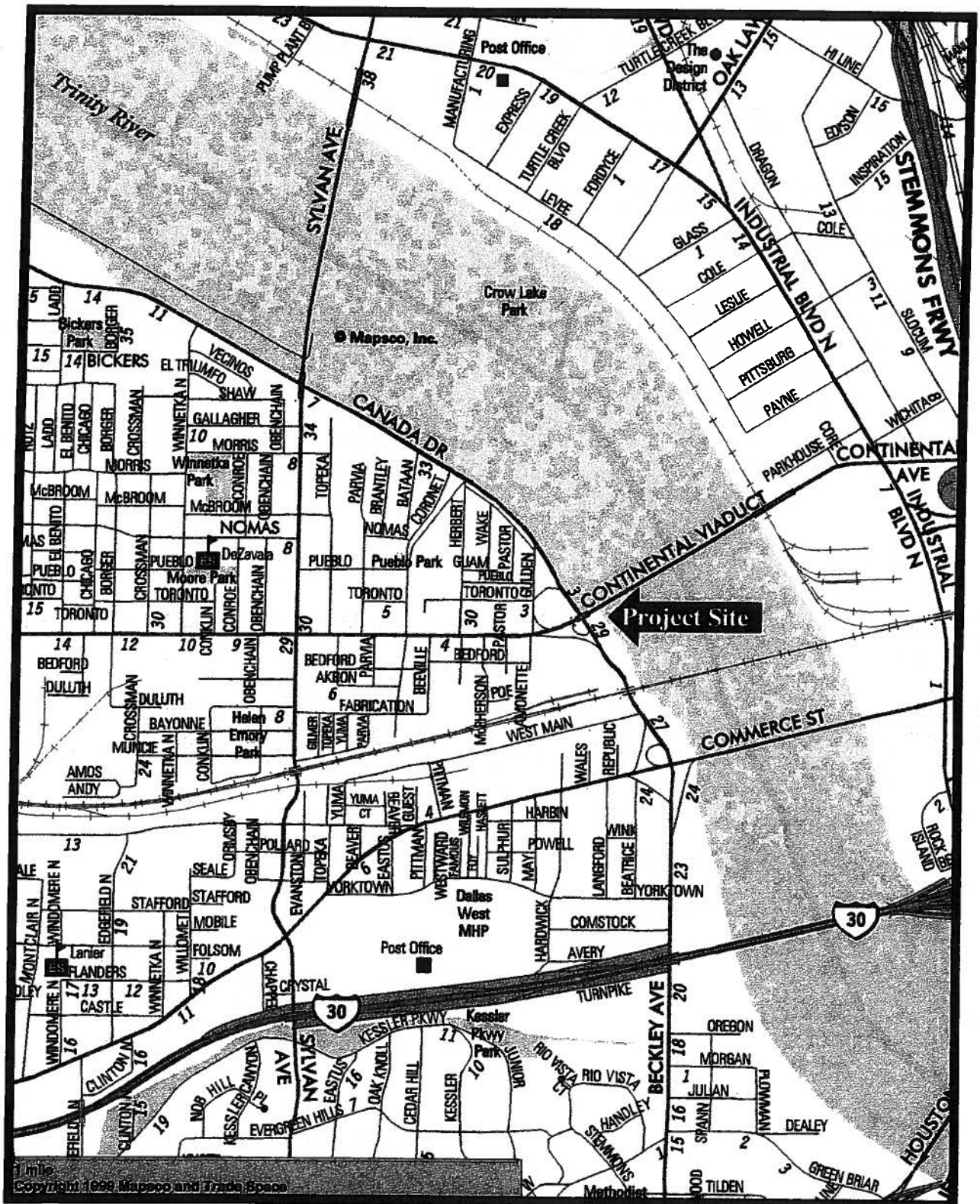
FISCAL INFORMATION

\$134,024 -1998 Bond Funds

MAP

Attached.

Beckley & Singleton



Mapco 44 Q & R

September 24, 2008

WHEREAS, on September 10, 1997, Resolution No. 97-2918 authorized the Trinity Parkway Corridor Major Transportation Investment Study conducted by the Texas Department of Transportation (TxDOT); and,

WHEREAS, on May 2, 1998, the citizens of Dallas authorized the issuance of general obligation bonds for the extension of Woodall Rodgers Freeway, Beckley Avenue Improvements, and other transportation improvements within the Trinity River Corridor; and,

WHEREAS, on June 23, 1999, Resolution No. 99-2037 authorized the City of Dallas to enter into an Interlocal Agreement with TxDOT for the extension of Woodall Rodgers (Spur 366) Freeway from Industrial Boulevard across the Trinity River to the intersection of Singleton Boulevard and Beckley Avenue; and,

WHEREAS, on June 23, 1999, Resolution No. 99-2138 supported the concept of one or more signature bridges and design enhancements for all new and replacement bridges across the Trinity River; and,

WHEREAS, on January 16, 2002, Resolution No. 02-0167 authorized a professional services contract with Santiago Calatrava for the design of the Woodall Rodgers Signature Bridge across the Trinity River; and,

WHEREAS, on March 24, 2004, Resolution No. 04-0975 authorized an Interlocal Agreement with TxDOT for right-of-way acquisition and utility relocation on the Woodall Rodgers Extension (Spur 366) from IH 35E across the Trinity River to the intersection of Beckley Avenue and Singleton Boulevard; and,

WHEREAS, on October 26, 2005, Resolution No. 05-3076 authorized an Interlocal Agreement with TxDOT for local project funding and maintenance of the Margaret Hunt Hill Bridge (formerly referred to as the Woodall Rodgers Signature Bridge); and,

WHEREAS, on November 9, 2005, Resolution No. 05-3299 authorized a contract for channel relocation, drainage swale, bank restoration and stabilization improvements; and,

WHEREAS, on December 14, 2005, Resolution No. 05-3492 authorized a Memorandum of Agreement with the North Central Texas Council of Governments for the Woodall Rodgers Extension (Spur 366); and,

WHEREAS, on February 22, 2006, Resolution No. 06-0616 authorized an additional payment to TxDOT for the City's share of the cost for construction of the Margaret Hunt Hill Bridge; and,

September 24, 2008

WHEREAS, TxDOT has notified the City of Dallas of their intent to proceed with construction of the Beckley Avenue improvements associated with the Woodall Rodgers Extension (Spur 366) project; and,

WHEREAS, on May 28, 2008, Resolution No. 08-1546 authorized an Interlocal Agreement with TxDOT for local project funding for construction of the Beckley Avenue improvements, from Gulden Lane to approximately UPRR associated with the Woodall Rodgers Extension (Spur 366) project in an amount not to exceed \$3,548,304; and,

WHEREAS, the lowest bid received by TxDOT for construction of the project was \$3,682,328, and Supplemental Agreement No. 1 to the Interlocal Agreement is necessary at this time to provide the additional funding in the amount of \$134,024 for the Beckley Avenue improvements, from Gulden Lane to approximately the Union Pacific Railroad (UPRR), associated with the Woodall Rodgers Extension project.

Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City Manager is hereby authorized to enter into Supplemental Agreement No. 1 to the Interlocal Agreement with the Texas Department of Transportation (TxDOT) to provide additional local project funding for construction of the Beckley Avenue improvements, from Gulden Lane to approximately the Union Pacific Railroad (UPRR), associated with the Woodall Rodgers Extension project in an amount not to exceed \$134,024.

SECTION 2. That the City Manager is hereby authorized to execute the agreement after it has been approved as to form by the City Attorney.

SECTION 3. That the City Controller is hereby authorized to disburse funds in accordance with the terms and conditions of the agreement from:

Trinity River Corridor Project Fund
Fund 5P14, Dept. PBW, Unit N972, Activity TRPP
Object 4510, Program No. PB98N972, Encumbrance No. CT-PBW08N972H02
Vendor #239588, in an amount not to exceed \$134,024

SECTION 4. That the City Controller is hereby authorized to deposit all overpayments from TxDOT pertaining to this project into Fund 5P14, Dept. PBW, Unit N972, Object 4599.

SECTION 5. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas and it is accordingly so resolved.

September 24, 2008

Distribution: Trinity River Corridor Project, Rebecca Dugger, 6BS
Trinity River Corridor Project, Natalie Wilson, 6BS
City Attorney
Office of Financial Services

