

KEY FOCUS AREA: Public Safety
AGENDA DATE: May 25, 2016
COUNCIL DISTRICT(S): 3
DEPARTMENT: Aviation
CMO: Ryan S. Evans, 671-9837
MAPSCO: 63L

SUBJECT

Authorize **(1)** acceptance of FY 2016 grant from the Texas Department of Transportation Aviation Division for the Routine Annual Maintenance Program at Dallas Executive Airport in an amount not to exceed \$50,000 or 50% of eligible project costs whichever is less; **(2)** a local cash match in the amount of \$50,000 for airport maintenance projects; and **(3)** execution of the grant agreement - Total not to exceed \$100,000 - Financing: Aviation Current Funds (\$50,000) (subject to appropriations) Texas Department of Transportation Grant Funds (\$50,000)

BACKGROUND

The Routine Airport Maintenance Project (RAMP) for fiscal year 2016 is a reimbursement that will enable the Department of Aviation to conduct needed repairs on the airport for annual maintenance. Some of the examples of these programs in the Ramp include runway crack seal and ramp area crack seal. The primary objective of the project is:

- Conduct repairs as needed under the Routine Airport Maintenance Program under the guidelines of Texas Department of Transportation (TxDOT).

TxDOT will determine that the repairs are within the scope of eligible projects for the TxDOT Grant for Routine Airport Maintenance Program Funds and will participate in an amount equal to 50% of the eligible project costs, TxDOT reimbursement not to exceed \$50,000.00.

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

City Council authorized the acceptance of grant funds from TxDOT Aviation Division for RAMP maintenance cost on May 13, 2015 by Resolution No. 15-0834.

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

City Council authorized a two-year service contract for airport runway concrete crack and joint repairs with MRK Industrial Flooring, Inc. on August 26, 2015 by Resolution No. 15-1518.

Information about this item will be provided to the Economic Development Committee on May 16, 2016.

FISCAL INFORMATION

\$50,000.00 - Aviation Current Funds (subject to annual appropriation)

\$50,000.00 - Texas Department of Transportation Grant Funds

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: May 25, 2016
COUNCIL DISTRICT(S): Outside City Limits
DEPARTMENT: Sustainable Development and Construction
City Attorney's Office
CMO: Ryan S. Evans, 671-9837
Christopher D. Bowers, 670-3491
MAPSCO: 67V

SUBJECT

Authorize **(1)** the deposit of the amount awarded by the Special Commissioners in the condemnation proceeding styled City of Dallas v. Diann Tessman Slaton, et al., Cause No. CC-14-01509-B, pending in Dallas County Court at Law No. 2, to acquire approximately 27.68 acres of land located at 1005 IH-20, Hutchins, Texas for the Southwest 120/96-inch Water Transmission Pipeline Project; **(2)** an amendment to Resolution No. 11-0174, previously approved on January 12, 2011, to correct the funding information; and **(3)** settlement of the condemnation proceeding for an amount not to exceed the award - Not to exceed \$911,105 (\$904,259 being the amount of the award, plus closing costs and title expenses not to exceed \$6,846); an increase of \$222,000 from the amount Council originally authorized for this acquisition - Financing: Water Utilities Capital Improvement Funds

BACKGROUND

On January 12, 2011, City Council authorized the acquisition of this property by Resolution No. 11-0174. The property owners were offered \$180,852 which was based on a written appraisal from an independent certified appraiser. However, this offer did not include the lease for billboards. The property owners did not accept the offer.

On March 27, 2013, City Council authorized the acquisition of this property by Resolution No. 13-0521 based on a second appraisal performed determining a market value of \$683,955. The property owners did not accept the offer and the City filed an eminent domain proceeding to acquire the property. After a hearing on September 22, 2015, the Special Commissioners awarded the property owners \$904,259.

This item authorizes deposit of the amount awarded by the Special Commissioners for the property, which is \$215,154 more than the City Council originally authorized for this acquisition, plus closing costs and title expenses not to exceed \$6,846.

BACKGROUND (Continued)

The City has no control over the Special Commissioners appointed by the judge or any award that is subsequently rendered by the Special Commissioners. The City, in order to acquire possession of the property and proceed with its improvements, must deposit the amount awarded by the Special Commissioners in the registry of the Court.

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Council was briefed by memorandum on January 5, 2011.

Authorized acquisition on January 12, 2011, by Resolution No. 11-0174.

Council was briefed by memorandum on March 6, 2013.

Authorized acquisition on March 27, 2013, by Resolution No. 13-0521.

Information about this item will be provided to the Economic Development Committee on May 16, 2016.

FISCAL INFORMATION

Water Utilities Capital Improvement Funds - \$222,000

Resolution No. 13-0521	\$689,105
Additional Amount (this action)	<u>\$222,000</u>
Total Authorized Amount	\$911,105

OWNERS

Diann Tessman Slaton

Patti Tessman Rea Luttrell

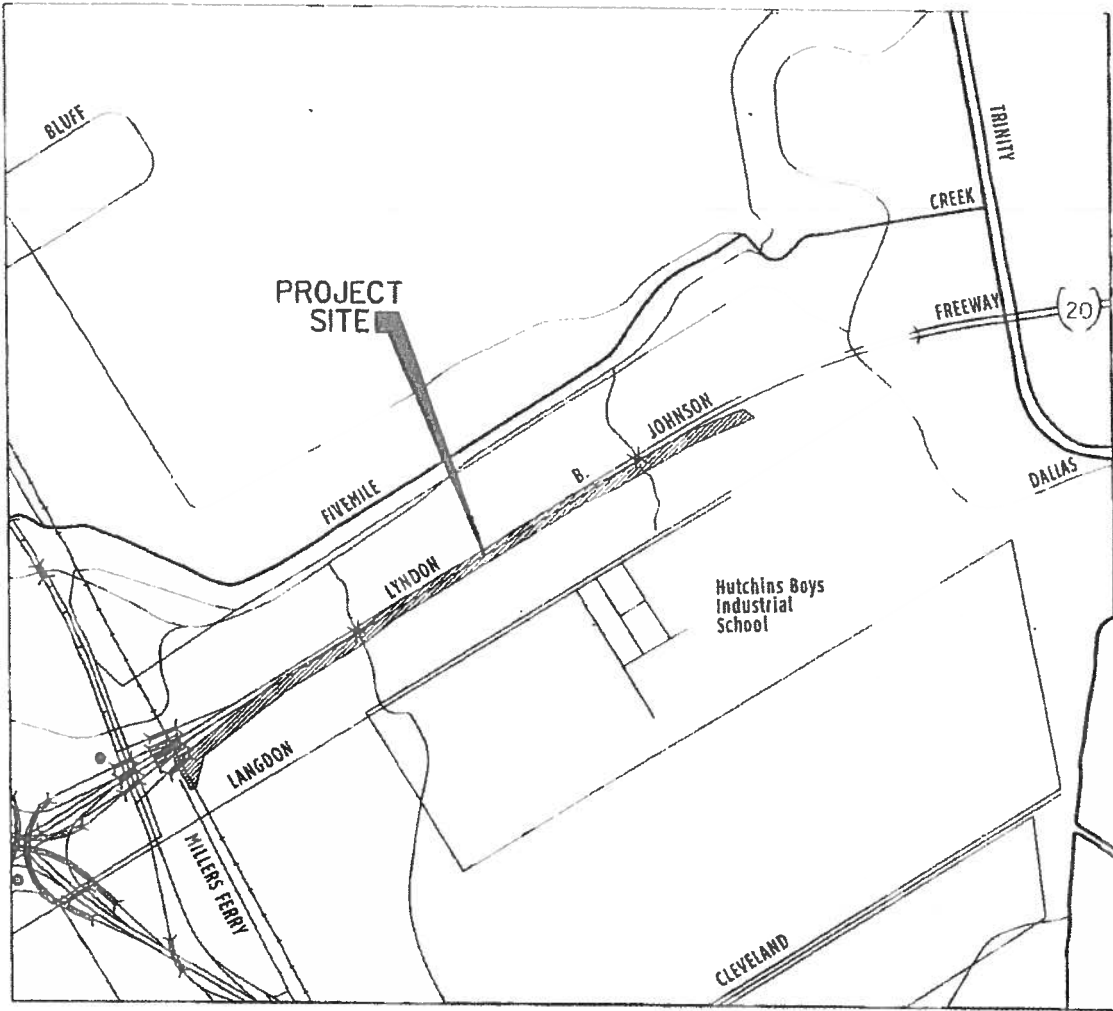
AT&T Corp. d/b/a AT&T East Corp. (easement)

City of Hutchins (easement)

MAP

Attached.

PARCEL E-128



SUBJECT:



KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: May 25, 2016
COUNCIL DISTRICT(S): 1
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 54D

SUBJECT

An ordinance abandoning portions of Zang Boulevard to Alamo Manhattan BAD, LLC, the abutting owner, containing a total of approximately 8,579 square feet of land, located near the intersection of Zang Boulevard and Davis Street, and authorizing the quitclaim - Revenue: \$220,476, plus the \$20 ordinance publication fee

BACKGROUND

This item authorizes the abandonment of portions of Zang Boulevard to Alamo Manhattan BAD, LLC, the abutting owner. The area will be included with the property of the abutting owner for a mixed-use development. The abandonment fee is based on an independent appraisal.

Notices were sent to 32 property owners located within 300 feet of the proposed abandonment area. There was one response received in opposition to this request.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Economic Development Committee on May 16, 2016.

FISCAL INFORMATION

Revenue: \$220,476, plus the \$20 ordinance publication fee

OWNER

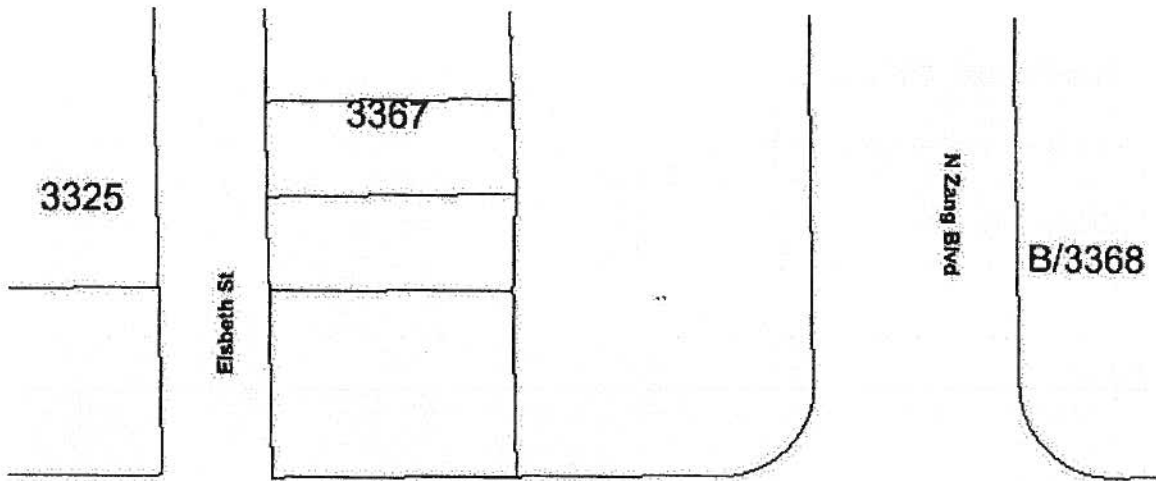
Alamo Manhattan BAD, LLC

Alamo Manhattan Properties, LLC

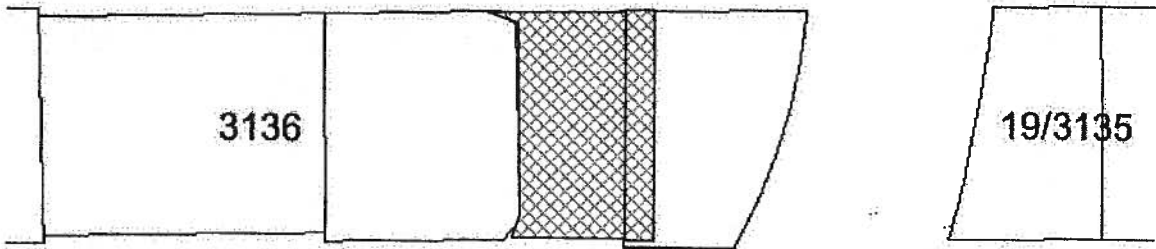
G. H. Stool, Member

MAP

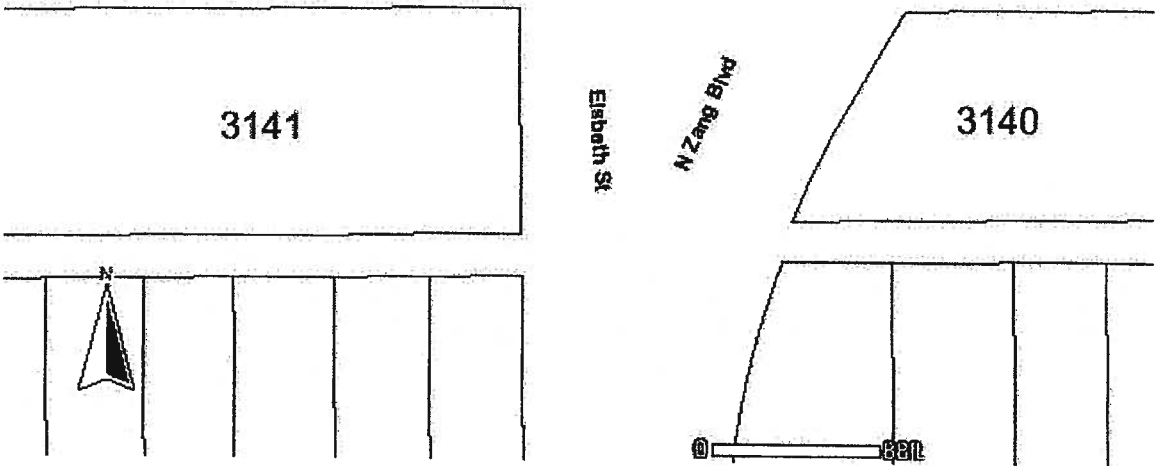
Attached



W Davis St



W 7th St



Abandonment Areas:



KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: May 25, 2016
COUNCIL DISTRICT(S): 9
DEPARTMENT: Sustainable Development and Construction
Park & Recreation
CMO: Ryan S. Evans, 671-9837
Willis Winters, 670-4071
MAPSCO: 37R

SUBJECT

An ordinance abandoning two variable width alley reservations, an alley site reservation, a portion of an alley easement, a detention area reservation, and a portion of a detention area reservation to the City of Dallas, the abutting owner, containing a total of approximately 139,787 square feet of land, located near the intersection of Garland Road and Tavaros Avenue, and providing for the dedication of approximately 5,967 square feet of land for needed right-of-way and approximately 12,511 square feet for needed detention area easements - Revenue: \$27,000, plus the \$20 ordinance publication fee

BACKGROUND

This item authorizes the abandonment of two variable width alley reservations, an alley site reservation, a portion of an alley easement, a detention area reservation, and a portion of a detention area reservation to the City of Dallas, the abutting owner. The area will be included with the property of the abutting owner for the construction of a parking garage benefiting the Dallas Arboretum. The owner will dedicate approximately 5,967 square feet of land for needed right-of-way and approximately 12,511 square feet for needed detention area easements. The abandonment fee is the minimum.

Notices were sent to 27 property owners located within 300 feet of the proposed abandonment areas. There were no responses received in opposition to this request.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Park and Recreation Board approved the acceptance of the bid on April 9, 2014.

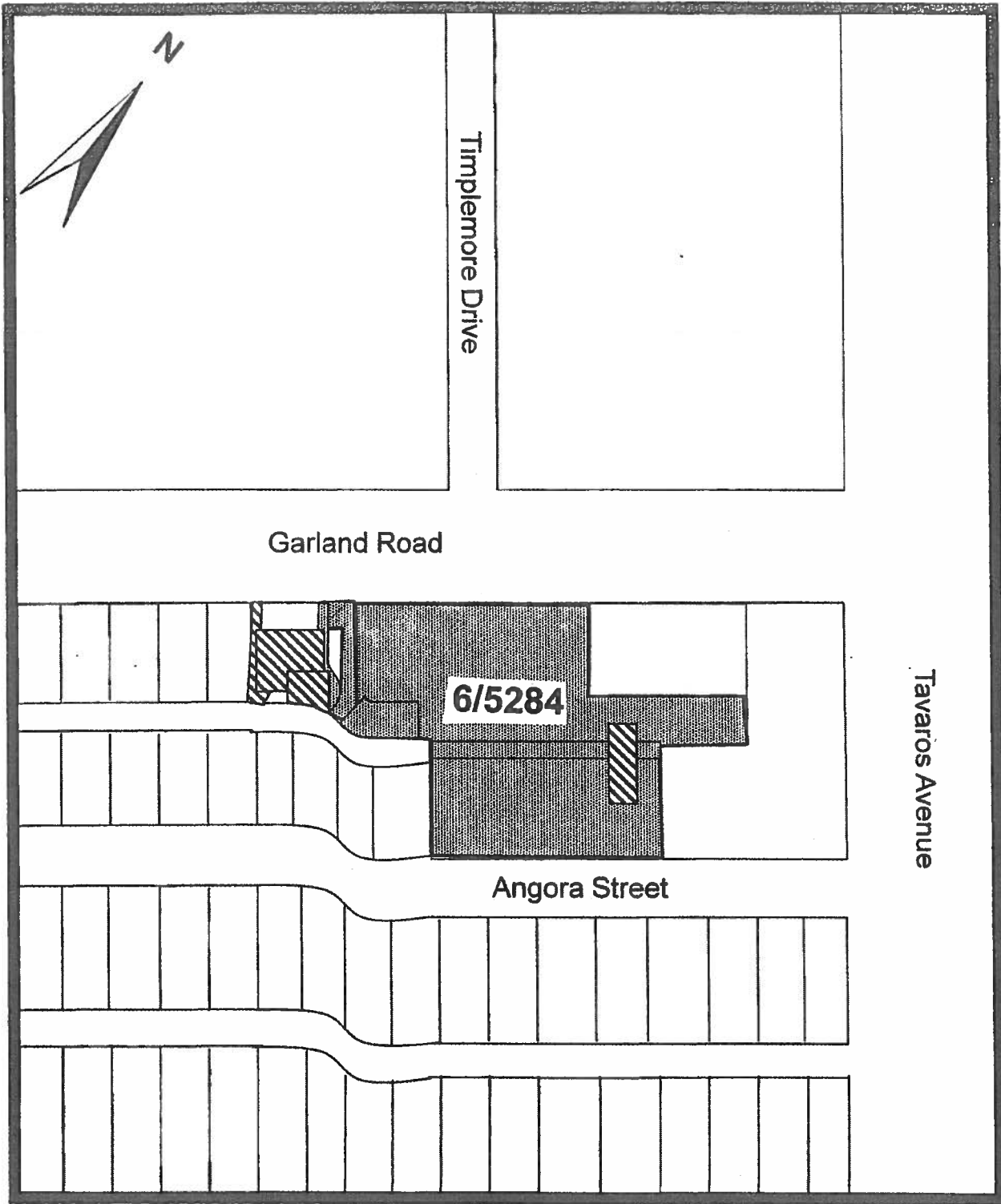
Information about this item will be provided to the Economic Development Committee on May 16, 2016.

FISCAL INFORMATION

Revenue: \$27,000, plus the \$20 ordinance publication fee

MAP

Attached



 = Abandonment Areas

 = Dedication Areas

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: May 25, 2016
COUNCIL DISTRICT(S): 6
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 42V

SUBJECT

An ordinance abandoning a water easement to United States Cold Storage, L.P., the abutting owner, containing approximately 8,201 square feet of land, located near the intersection of Cockrell Hill Road and La Reunion Parkway - Revenue: \$5,400, plus the \$20 ordinance publication fee

BACKGROUND

This item authorizes the abandonment of a water easement to United States Cold Storage, L.P., the abutting owner. The area will be included with the property of the abutting owner for the expansion of their cold storage facility. The cost for this abandonment is the minimum processing fee pursuant to the Dallas City Code, therefore, no appraisal is required.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Economic Development Committee on May 16, 2016.

FISCAL INFORMATION

Revenue: \$5,400, plus the \$20 ordinance publication fee

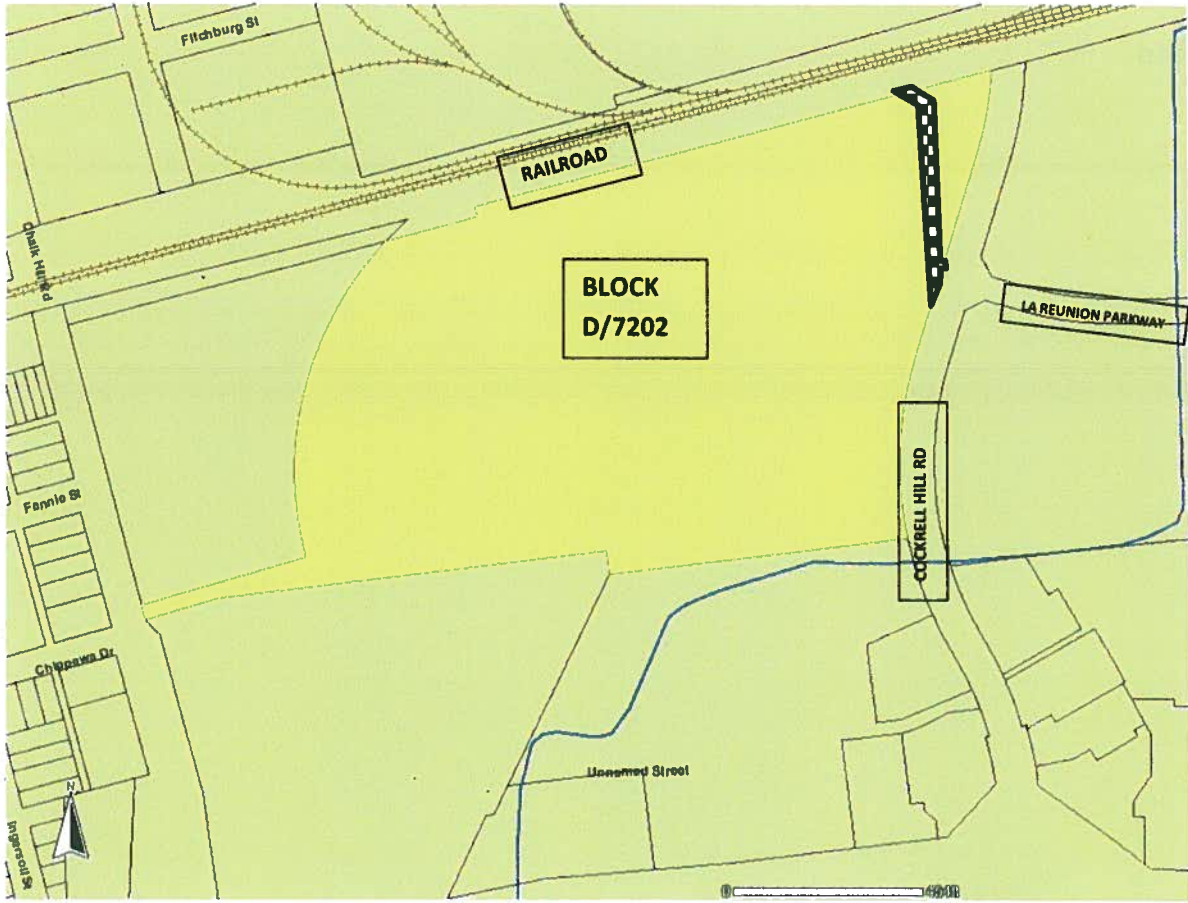
OWNER

United States Cold Storage, L.P.


Barry Ominsley, Vice President

MAP

Attached



Log: 42633

Abandonment: 

Applicant: UNITED STATES COLD STORAGE, L.P.

Mapsc0: 42V

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: May 25, 2016
COUNCIL DISTRICT(S): 9
DEPARTMENT: Sustainable Development and Construction
Park & Recreation
CMO: Ryan S. Evans, 671-9837
Willis Winters, 670-4071
MAPSCO: 37R

SUBJECT

An ordinance abandoning a drainage reservation, a sanitary sewer reservation, a sanitary sewer easement and a water reservation to the City of Dallas, the abutting owner, containing a total of approximately 9,087 square feet of land, located near the intersection of Garland Road and Tavaros Avenue, and providing for the dedication of drainage easements, water easements and wastewater easements containing a total of approximately 16,098 square feet - Revenue: \$5,400 plus the \$20 ordinance publication fee

BACKGROUND

This item authorizes the abandonment of a drainage reservation, a sanitary sewer reservation, a sanitary sewer easement, and a water reservation to the City of Dallas. These areas will be included with the property of the abutting owner for the construction of a parking garage benefiting the Dallas Arboretum. The owner will dedicate drainage easements, water easements and wastewater easements containing a total of approximately 16,098 square feet. The cost for this abandonment is the minimum processing fee pursuant to the Dallas City Code, therefore, no appraisal is required.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Park and Recreation Board approved the acceptance of the bid on April 9, 2014.

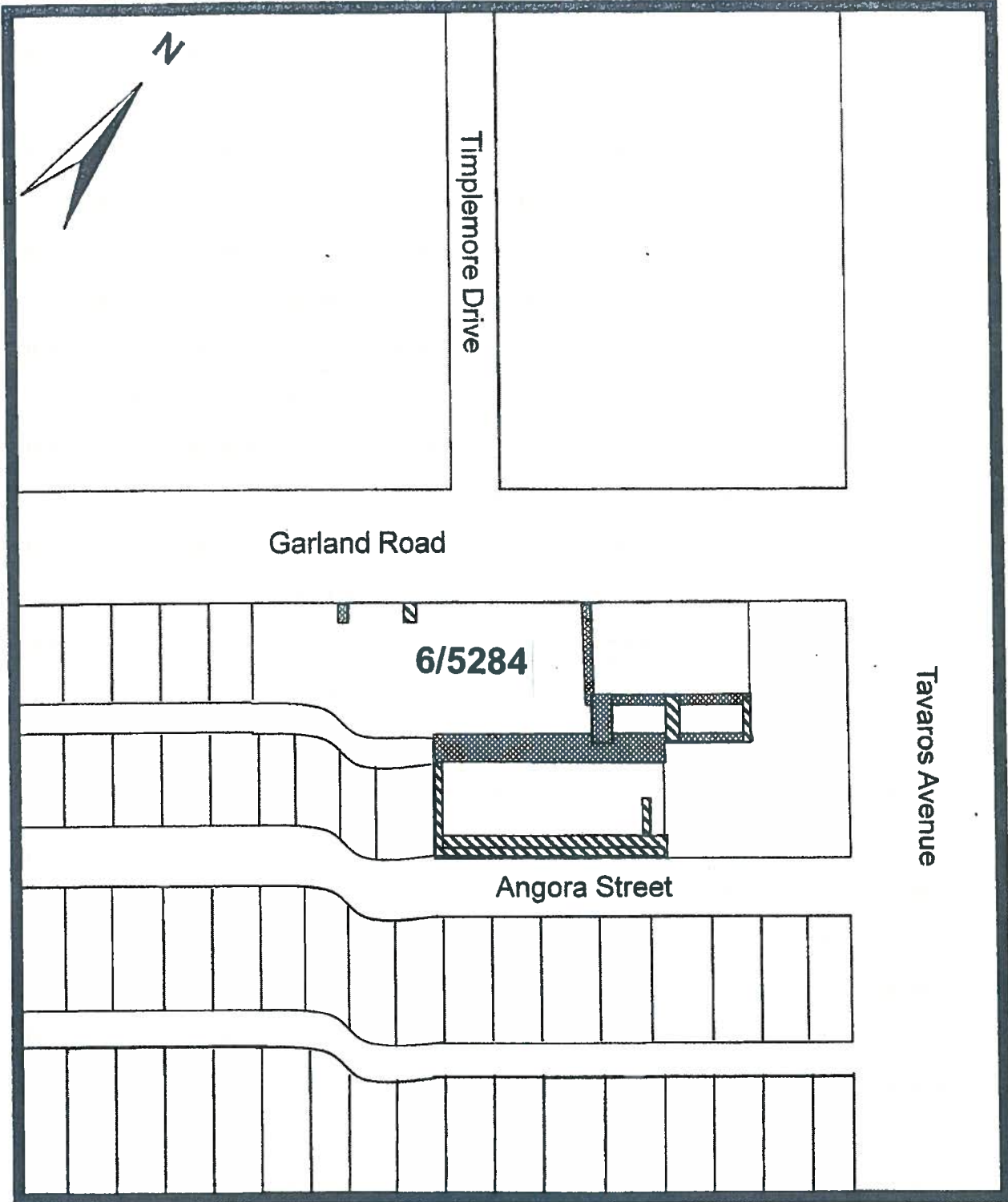
Information about this item will be provided to the Economic Development Committee on May 16, 2016.

FISCAL INFORMATION

Revenue: \$5,400, plus the \$20 ordinance publication fee

MAP

Attached



 = Abandonment Areas

 = Dedication Areas

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: May 25, 2016
COUNCIL DISTRICT(S): 1
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 55A

SUBJECT

An ordinance abandoning three sanitary sewer easements to Trinity Basin Preparatory, Inc., the abutting owner, containing a total of approximately 1,521 square feet of land, located near the intersection of East 8th Street and East Jefferson Boulevard - Revenue: \$5,400 plus the \$20 ordinance publication fee

BACKGROUND

This item authorizes the abandonment of three sanitary sewer easements to Trinity Basin Preparatory, Inc., the abutting owner. The areas will be included with the property of the abutting owner for the construction of a new school. The cost for this abandonment is the minimum processing fee pursuant to the Dallas City Code, therefore, no appraisal is required.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to Economic Development Committee on May 16, 2016.

FISCAL INFORMATION

Revenue: \$5,400, plus the \$20 ordinance publication fee

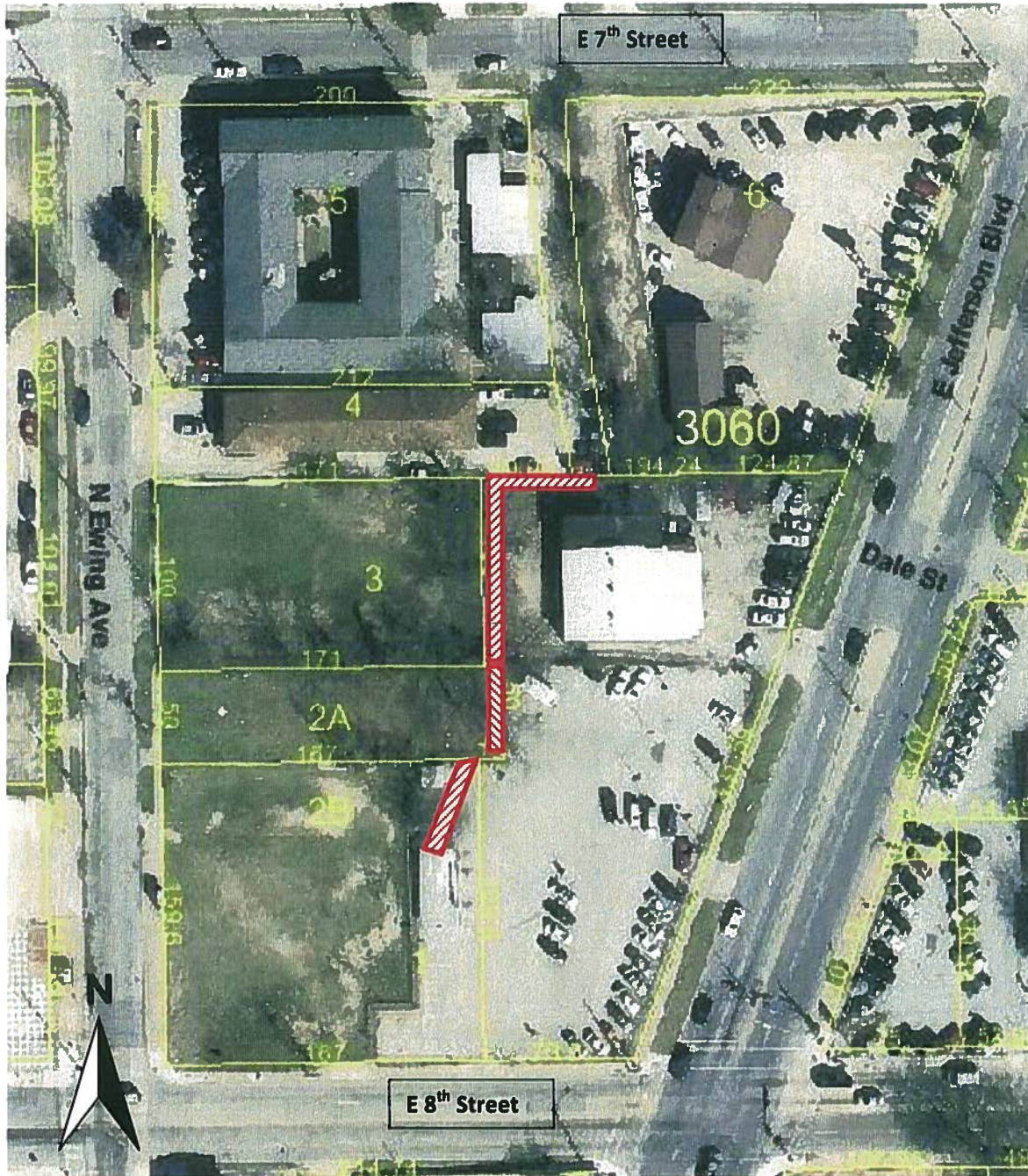
OWNER

Trinity Basin Preparatory, Inc.

Randal C. Shaffer, President

MAP

Attached



LOG #: 42223

Abandonments: 

Mapsc0: 55A

Applicant: Trinity Basin Preparatory, Inc

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: May 25, 2016
COUNCIL DISTRICT(S): 2
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 23X Y

SUBJECT

An ordinance amending Ordinance No. 29383, previously approved on June 25, 2014, which abandoned a portion of Straightway Drive, located near the intersection of Northwest Highway and Straightway Drive, to Northwest Overlake, L.L.C. and Rizos Land Group Northwest Highway, LLC to extend the final replat and dedication requirement from two years to 30 months - Revenue: \$5,400, plus the \$20 ordinance publication fee

BACKGROUND

This item authorizes the amendment of Ordinance No. 29383, previously approved on June 25, 2014, which abandoned a portion of Straightway Drive, located near the intersection of Northwest Highway and Straightway Drive, to Northwest Overlake, L.L.C. and Rizos Land Group Northwest Highway, LLC, the abutting owners.

This amendment will allow for the extension of the final replat and dedication requirements from two years to 30 months.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 25, 2014, City Council approved Ordinance No. 29383.

Information about this item will be provided to the Economic Development Committee on May 16, 2016.

FISCAL INFORMATION

Revenue: \$ 5,400, plus the \$20 ordinance publication fee

OWNERS

Northwest Overlake, L.L.C.

Oxford Enterprises, Inc.

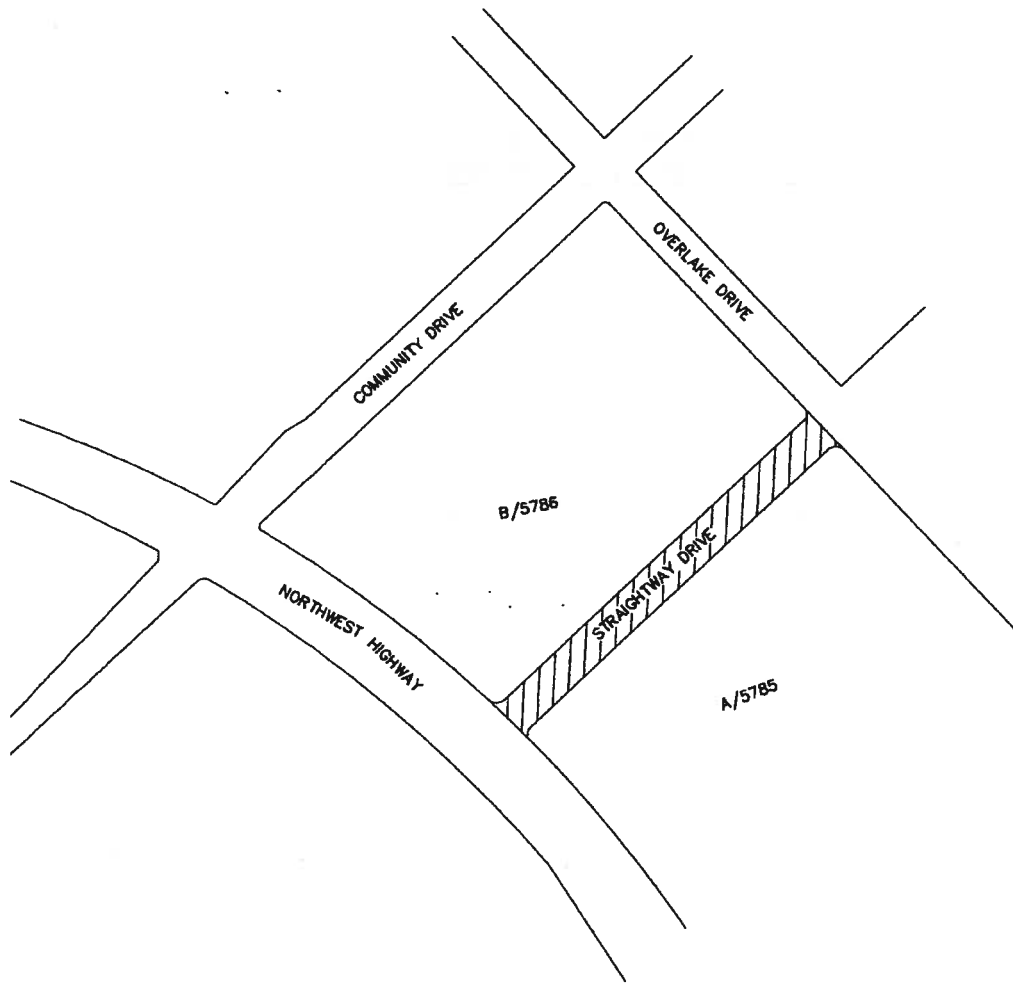
Anthony Swartz, President

Rizos Land Group Northwest Highway, LLC

Nick Rizos, Manager

MAP

Attached



ABANDONMENT AREA

STRAIGHTWAY DRIVE

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: May 25, 2016
COUNCIL DISTRICT(S): 4
DEPARTMENT: Sustainable Development and Construction
Public Works Department
CMO: Ryan S. Evans, 671-9837
Jill A. Jordan, P.E., 670-5299
MAPSCO: 55H

SUBJECT

Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Carol Arriaga a/k/a Caroline Arriaga, of approximately 6,000 square feet of land improved with a single-family dwelling located near the intersection of Pontiac Avenue and Cadillac Drive for the Cadillac Heights City Service and Maintenance Facilities Project - Not to exceed \$23,500 (\$21,500, plus closing costs and title expenses not to exceed \$2,000) - Financing: 2006 Bond Funds

BACKGROUND

This item authorizes the acquisition of approximately 6,000 square feet of land improved with a single-family dwelling located near the intersection of Pontiac Avenue and Cadillac Drive for the Cadillac Heights City Service and Maintenance Facilities Project. The use of eminent domain is being pursued because the subject property is encumbered with title issues preventing the issuance of a title policy. The consideration is based on an independent appraisal. The relocation benefits are estimated to be \$62,000.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Economic Development Committee on May 16, 2016.

FISCAL INFORMATION

2006 Bond Funds - \$23,500 (\$21,500, plus closing costs and title expenses not to exceed \$2,000)

OWNER

Carol Arriaga a/k/a Caroline Arriaga

MAP

Attached



Pontiac Avenue

Morrell Avenue

LaSalle Street

BLOCK 3/6441

Packard Street

Cadillac Drive



SUBJECT: 