

AGENDA
CITY COUNCIL MEETING
JANUARY 8, 1997
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBERS, CITY HALL
DALLAS, TEXAS 75201
9:00 A. M.

97-0075 Invocation and Pledge of Allegiance (Council Chambers)

97-0076 Agenda Item/Open Microphone Speakers

VOTING AGENDA

97-0077 1. **APPROVED.** Approval of Minutes of December 11, 1996 [and December 18, 1996]

97-0078 CONSENT AGENDA

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS

Engineering and Architectural Contracts

97-0079 2. **APPROVED.** Authorize a professional services contract with APM & Associates, Inc. for the engineering design of drainage improvements for Adelaide and Kingsley Streets at Lisbon Branch, and erosion control improvements at 3419 Michigan Street on Alice Creek - \$38,806 - Financing: 1994-95 Community Development Grant Funds (\$28,190), 1995-96 Community Development Grant Funds (\$10,616)

CONSENT AGENDA (Continued)

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Authorization of Contracts

- 97-0080 3. **DELETED ON THE ADDENDUM.** Authorize a contract for the removal, installation, and upgrade of City-owned and operated underground fuel storage tanks (USTs) for Phase IV Project-A - A-Tech Environmental Systems, Inc. - lowest responsible bidder of five (5) - \$922,360 - Financing: Capital Construction Funds (\$244,412), Aviation Current Fund (\$127,948), Park and Recreation Facilities Improvement Fund (\$350,000), Police and Multiple Services Improvement Fund (\$200,000); (\$69,274 to be reimbursed by the state)
- 97-0081 4. **APPROVED.** Authorize a contract for the construction of erosion control improvements for Woody Branch, Phase VI-A, located at 6111 Hunters View Lane; 912, 918 Glen Oaks Boulevard; 6025, 6031 Hunters View Lane; and a bridge over Woody Branch Creek on Red Bird Lane at Glen Oaks Boulevard - Craig Olden, Inc. - lowest responsible bidder of three - \$258,437 - Financing: 1995 Bond Funds
- 97-0082 5. **APPROVED.** Authorize a contract for the construction of sidewalk improvements on Talco Drive from Bronx Avenue to Veterans Drive - Hasty Contractor Service - lowest responsible bidder of seven - \$71,455 - Financing: 1993-94 Community Development Grant Funds (\$37,147), 1994-95 Community Development Grant Funds (\$17,053), Water Utilities Capital Construction Funds (\$17,255)

Lamar Street from Stoneman Street to Emery Street Storm Drainage Improvements

- 97-0083 6. * **APPROVED.** Rescind Resolution #96-1808 approved on May 22, 1996 which awarded a contract to Z & S Construction, Inc. in the amount of \$793,287
- 97-0084 7. * **APPROVED.** Authorize a contract for the construction of storm drainage and channel excavation improvements along Lamar Street from Stoneman Street to Emery Street - BCI Utility Construction, Inc., second lowest responsible bidder of five - in an amount not to exceed \$879,137 - Financing: 1985 Bond Funds (\$784,688), Water Utilities Bond Funds (\$94,249), Water Utilities Capital Construction Funds (\$200)

Change Orders and Contract Amendments

- 97-0085 8. **APPROVED.** Authorize Supplemental Agreement No. 1 to the professional services contract with Conrad M. Siegel, Inc. Actuarial Consultants for additional actuarial review services relating to the Employee Retirement Fund actuarial assumptions and analysis of Employee Retirement Fund demographic and financial data - \$100,000 - from \$100,000 to \$200,000 - Financing: Contingency Funds

CONSENT AGENDA (Continued)

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Change Orders and Contract Amendments (Continued)

- 97-0086 9. **APPROVED AS AN INDIVIDUAL ITEM.** Authorize Supplemental Agreement No. 1 to the professional services contract with Alexander & Alexander Consulting Group, Inc. for additional actuarial review services relating to the Employee Retirement Fund actuarial assumptions and analysis of Employee Retirement Fund demographic and financial data - \$50,000 - from \$35,000 to \$85,000 - Financing: Contingency Funds
- 97-0087 10. **APPROVED.** Authorize Supplemental Agreement No. 1 to the professional services contract with John W. Peavy III, for investment advisory services relating to the Employee Retirement Fund investment portfolio's asset mix and projected rate of return for the portfolio as a whole to assist with the monitoring and evaluation of the performance of the investments of the Employee Retirement Fund - \$20,000 - from \$15,000 to \$35,000 - Financing: Contingency Funds
- 97-0088 11. **APPROVED.** Authorize Supplemental Agreement No. 1 to the contract with Carter & Burgess, Inc. for design services for ballfield improvements at Crawford/Elam and Fireside Parks - \$57,500 - from \$69,360 to \$126,860 - Financing: 1995 Bond Funds
- 97-0089 12. **APPROVED.** Authorize Supplemental Agreement No. 1 to the contract with Ibanez Architecture for design services for interior renovation at Harry Stone Recreation Center and improvements at Martin Weiss Recreation Center - \$49,860 - from \$56,500 to \$106,360 - Financing: 1995 Bond Funds
- 97-0090 13. **DEFERRED UNTIL 1/22/97.** Authorize Supplemental Agreement #13 to the contract with JPI Architects, Inc. for the preparation of construction bid documents and construction observation for Convention Center Renovation Projects (manufacture and installation of escalator, escalator and exit door additions, door modifications) - \$58,392 - from \$6,734,352 to \$6,792,744 - Financing: Convention Center Expansion Funds

Construction Miscellaneous

- 97-0091 14. **APPROVED.** Adoption of 1997 SCHEDULE "A" Prevailing Wage Rates for public building construction for the City of Dallas as the minimum acceptable on "public works" projects - Financing: This action has no cost consideration
- 97-0092 15. **APPROVED.** Adoption of 1997 SCHEDULE "B" Prevailing Wage Rates for public engineering (Highway/Heavy) construction for the City of Dallas as the minimum acceptable on "public works" projects - Financing: This action has no cost consideration

CONSENT AGENDA (Continued)

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Construction Miscellaneous (Continued)

- 97-0093 16. **APPROVED.** Authorize an Interlocal Agreement (ILA) between the City of Dallas and the Texas Department of Transportation (TxDOT) for the design and construction of paving improvements to Jupiter Road from Garland Road to Centerville Road - \$20,408 - Financing: 1995 Bond Funds
- 97-0094 17. **APPROVED.** Authorize an Interlocal Agreement (ILA) between the City of Dallas and the Texas Department of Transportation (TxDOT) for the design and construction of paving improvements to Park Lane from US 75 (North Central Expressway) to Greenville Avenue - \$17,472 - Financing: 1995 Bond Funds
- 97-0095 18. **APPROVED.** Authorize an Interlocal Agreement (ILA) between the City of Dallas and the Texas Department of Transportation (TxDOT) for the design and construction of paving improvements to Skillman Street from the Union Pacific Railroad (DART) to Lovers Lane - \$29,318 - Financing: 1995 Bond Funds
- 97-0096 19. **APPROVED.** Authorize an Interlocal Agreement (ILA) between the City of Dallas and the Texas Department of Transportation (TxDOT) for the design and construction of paving improvements to Montfort Drive from Peterson Lane to Alpha Road - \$16,101 - Financing: 1995 Bond Funds
- 97-0097 20. **APPROVED.** Authorize an Interlocal Agreement (ILA) between the City of Dallas and the Texas Department of Transportation (TxDOT) for the design and construction of paving improvements to Sam Houston Road from Forney Road to Scyene Road - \$75,038 - Financing: 1995 Bond Funds
- 97-0098 21. **APPROVED.** Authorize an Interlocal Agreement (ILA) between the City of Dallas and the Texas Department of Transportation (TxDOT) for the design and construction of paving improvements to Hatcher Street from Haskell Avenue to Spring Avenue - \$22,829 - Financing: 1995 Bond Funds
- 97-0099 22. **APPROVED.** Authorize an Interlocal Agreement (ILA) between the City of Dallas and the Texas Department of Transportation (TxDOT) for the design and construction of paving improvements to Elam Road from St. Augustine Road to Balch Springs City Limits - \$23,741 - Financing: 1995 Bond Funds
- 97-0100 23. **APPROVED.** Authorize a participation contract between the City of Dallas and Methodist Medical Center for construction of a traffic signal at Beckley Avenue and Methodist Medical Center Driveway - Financing: \$80,000 (to be reimbursed by Methodist Medical Center)

CONSENT AGENDA (Continued)

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Construction Miscellaneous (Continued)Crawford Street from Neely Street to Canty Street

- 97-0101 24. * **APPROVED.** Authorize paving improvements; provide partial payment of construction cost by assessment of abutting property owners; and authorize an estimate of the cost of the improvements to be prepared as required by law
- 97-0102 25. * **APPROVED.** Authorize approval of specifications, estimate of cost and authorize advertisement for bids - Financing: This action has no cost consideration

LAND ACQUISITION

D-FW International Airport Expansion Project

- 97-0103 26. * **APPROVED.** Authorize acquisition of individual avigation easements over 39 residential properties above approximately 7 acres of land located in the City of Irving, Texas for D-FW International Airport Expansion project - \$1,078,125 (\$517,500 in easement acquisition payments and \$560,625 in noise mitigation payments) - Financing: D-FW International Airport Joint Revenue Bonds (no cost consideration to the City) (list attached)
- 97-0104 27. * **APPROVED.** Authorize acquisition of one (1) single-family residential property owned by Kenneth T. and Sharon Hartman containing approximately 8,723 square feet of land located at 4003 N. Greenview Drive in the City of Irving, Texas for the D-FW International Airport Expansion project - \$23,500 - Financing: D-FW International Airport Joint Revenue Bonds (no cost consideration to the City)
- 97-0105 28. **APPROVED.** Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Dresser Industries, Inc., of approximately 3.6 acres of unimproved land located near the intersection of Illinois Avenue and Coombs Creek Drive for the Five Mile Creek Greenbelt - \$43,400 - Financing: 1985 Bond Funds
- 97-0106 29. **DEFERRED UNTIL 1/22/97.** Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Stephen M. Millwee and Melvin W. Jackson, of approximately 15,071 square feet of land improved with an outdoor advertising billboard for the Trinity Express Commuter Rail Project on the RAILTRAN Corridor near the intersection of Oak Lawn Avenue and Alamo Street - \$37,700 - Financing: RAILTRAN Operating Fund

CONSENT AGENDA (Continued)

LAND ACQUISITION (Continued)

- 97-0107 30. **APPROVED.** Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, of two wastewater easements containing a total of approximately 7,470 square feet of unimproved land and two temporary construction easements containing a total of approximately 3,733 square feet of unimproved land, located near the intersection of Simpson Stuart Road and S. Central Expressway for the construction of a sanitary sewer main - \$6,275 - Financing: Water Utilities Capital Construction Funds (list attached)
- 97-0108 31. **APPROVED.** Authorize settlement in lieu of proceeding to a jury trial in the amount of \$42,000 for approximately 3.13 acres of land from Alvin L. Milliken, Sr., for the Lake Fork Water Pipeline - \$42,000 - Financing: Water Utilities Bond Funds

LAND MISCELLANEOUS

- 97-0109 32. **APPROVED.** Authorize conveyance of an easement to Texas Utilities Electric Company, containing approximately 1,050 square feet of land, to provide electric service for Fire Station No. 30, located on Zodiac Lane and Royal Lane - Financing: No cost consideration to the City
- 97-0110 33. **APPROVED.** An ordinance granting a revocable license to Texas Bank and Trust, N.A., containing approximately 53 square feet of land, for the purpose of installing, using, and maintaining an aerial telephone and computer communication cable over Wenchell Lane near its intersection with Harwood Street - Revenue: \$350 annually plus the \$20 ordinance publication fee **[Ordinance 22979]**
- 97-0111 34. **APPROVED.** An ordinance granting renewal of a revocable license to Mary Elizabeth Hart, Independent Executrix of the Will and the Estate of James Carney Hart, containing approximately 225 square feet of land, for the purpose of using and maintaining an existing retaining wall and sodded area in Canty Street right-of-way near its intersection with Bishop Avenue - Revenue: \$350 plus the \$20 ordinance publication fee **[Ordinance 22980]**
- 97-0112 35. **APPROVED.** Authorize the execution of a quitclaim deed to Peter A. Pyhrr for approximately 8,707 square feet of surplus D/FW RAILTRAN SYSTEM right-of-way near the intersection of Profit Drive and Diplomacy Row - Revenue: \$17,414 (80% to be remitted to the Federal Transit Administration, 13% to the State of Texas and 7% to be retained by the D/FW RAILTRAN SYSTEM)
- 97-0113 36. **APPROVED.** An ordinance abandoning five storm sewer easements to SST Investments, the abutting owner, containing approximately 4,403 square feet of land, located near the intersection of Lancaster Road and Ledbetter Drive, and authorizing the quitclaim - Revenue: \$650 plus the \$20 ordinance publication fee **[Ordinance 22981]**

CONSENT AGENDA (Continued)

LAND MISCELLANEOUS (Continued)

- 97-0114 37. **APPROVED.** An ordinance granting a private license to Daryl Richardson Gourmet Catering, Inc., containing approximately 1,575 square feet of land, for the purpose of constructing, installing, and maintaining a new sidewalk, curbing, landscaping and a garden wall on Hord Street right-of-way near its intersection with Griffin Street - Revenue: \$350 annually plus the \$20 ordinance publication fee [**Ordinance 22982**]
- 97-0115 38. **APPROVED.** An ordinance granting a private license to East End Market Place Limited, containing approximately 695 square feet of land, for the purpose of constructing, using, installing and maintaining handicap ramps, docks, steps and awnings on Marilla Street near its intersection with Central Boulevard - Revenue: \$414 annually plus the \$20 ordinance publication fee [**Ordinance 22983**]

PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES

- 97-0116 39. **APPROVED.** Authorize a twelve month multiple award contract with two twelve month renewal options for auctioneer services with the lowest responsible bidders of two - Lone Star Auctioneers, Inc. and Tommy Lutes Auctioneers - Financing: Current Funds (5.49% to 20% commission on gross sales per auction (excluding taxes))
- 97-0117 40. **APPROVED.** Authorize a thirty-six month multiple award price agreement for automotive batteries with the lowest responsible bidders of nine - Reliable Battery Company and Nationwide Battery Company - Not to exceed \$644,900 - Financing: Current Funds (\$625,500), Water Utilities Current Funds (\$14,100), Aviation Current Funds (\$5,300)
- 97-0118 41. **APPROVED.** Authorize a twenty-four month multiple award price agreement for courier/delivery services used by Equipment, Communications & Information Services with the lowest responsible bidders of four - Acute Messenger Service and Champion Courier Service, Inc. - Not to exceed \$62,500 - Financing: Current Funds
- 97-0119 42. **APPROVED.** Authorize the purchase of two (2) rear mount aerial ladder trucks through the Houston - Galveston Area Council of Governments (H-GAC) interlocal agreement - not to exceed \$806,202 - Financing: Current Funds
- 97-0120 43. **APPROVED.** Authorize a twenty-four month price agreement for jet fuel and oil used in helicopters by Dallas Police Department with the lowest responsible bidders of three - Superior Lubricants, Inc. and Truman Arnold Companies - Not to exceed \$128,530 - Financing: Current Funds

CONSENT AGENDA (Continued)

PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES (Continued)

- 97-0121 44. **APPROVED.** Authorize a twenty-four month price agreement for inlet covers, grates, frames, rings, manhole risers and covers used by Street, Sanitation & Code Enforcement with the lowest responsible bidders of five - Bass & Hays Foundry, Inc., Deeter Foundry, Inc., Utilities Products Int'l., Inc. - Not to exceed \$428,000 - Financing: Current Funds
- 97-0122 45. **APPROVED.** Authorize the rejection of one bid received for a thirty-six month price agreement for Ford automotive parts and labor and authorize readvertisement for new bids - Financing: No cost consideration to the City

RATIFICATION OF EMERGENCY PURCHASE

- 97-0123 46. **APPROVED.** Authorize ratification of emergency purchase for the repair on the failed 19DK 300 ton chiller at the 500 S. Ervay building - Trane Service Group - \$28,137 - Financing: 500 S. Ervay Current Funds

MISCELLANEOUS

- 97-0124 47. **APPROVED.** Authorize a professional services contract with Rimkus Consulting Group, Inc., for the services of Jerry E. Mercer, P.E., and Dr. Daniel A. Bridge, which are necessary to assist the City of Dallas in the defense of a lawsuit styled James Jennings, et al. v. City of Dallas, Cause No. 95-11931-B, in an amount not to exceed \$22,500 - Financing: Current Funds
- 97-0125 48. **DEFERRED UNTIL 1/22/97.** Authorize a professional services contract with Crosson Dannis, Inc. to appraise Redbird Airport, located at the intersection of State Highway 67 and Hampton Road, in order to assist in determining development potential for the Redbird Airport and surrounding City owned property, with respect to current land and existing improvement values - \$39,500 - Financing: Aviation Capital Construction Funds
- 97-0126 49. **APPROVED.** Authorize approval to enter into an interlocal agreement between the City of Dallas and Dallas County to provide a rental assistance program for the hard-to-reach homeless for the period of January 1, 1997 through September 30, 1998, in an amount not to exceed \$300,000 - Financing: 1996-97 HOME Program Grant Funds
- 97-0127 50. **DEFERRED UNTIL 1/22/97.** Authorize approval to enter into an interlocal agreement with Parkland Health and Hospital District to reimburse Parkland for the cost of furniture and fixtures purchased for the Special Supplemental Nutrition Program for Women, Infants and Children (WIC) located in the East Dallas Health Center, in an amount not to exceed \$54,803 - Financing: Texas Department of Health Grant Funds

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

- 97-0128 51. **APPROVED.** Authorize a public hearing on February 12, 1997 to receive citizen comments on the proposed sale of a portion of the Columbia/Abrams open space totaling approximately .32 acres from that area originally acquired as street right-of-way but not used for that purpose and subsequently set aside as park/open space - Financing: No cost consideration to the City
- 97-0129 52. **APPROVED.** Authorize a public hearing on February 12, 1997 to receive citizen comments on the proposed use of a portion of Lake Cliff Park for the placement of two 8'X8' multiple box culverts to replace the existing 72" R.C.P. storm drainage system through the Park for a distance of approximately 315 linear feet along with associated access and staging areas - Financing: No cost consideration to the City
- 97-0130 53. **APPROVED.** Ordinance authorizing a change of zoning from an R-7.5(A) Single Family District to a CR Community Retail District, and a resolution authorizing acceptance of a deed restriction instrument submitted in conjunction with the change of zoning on property located at 3055 Webb Chapel Extension, southwest of Timberline Drive (Z934-167/9594-N) - Financing: No cost consideration to the City [**Ordinance 22984**]
- 97-0131 54. **APPROVED.** Authorize a Fourth Amendment to the original interlocal agreement with the Dallas County District Attorney for the City's participation in the Dallas County Commercial Auto Theft Prevention Authority grant, extending the term of the agreement to August 31, 1997, and allowing reimbursement to the City for salaries and benefits in an amount not to exceed \$138,224 - Financing: State Automobile Theft Prevention Authority Grant Funds Awarded to Dallas County
- 97-0132 55. **DEFERRED UNTIL 1/22/97.** Authorize 1) a public hearing to be held on January 22, 1997 to receive citizen comments concerning the creation of City of Dallas Reinvestment Zone Number 35, consisting of approximately 30.914 acres located at 8435 Stemmons Freeway, City of Dallas, Texas, in order for the property to be eligible for commercial-industrial tax abatement, 2) an ordinance creating City of Dallas Reinvestment Zone Number 35 on January 22, 1997 and 3) a tangible personal property tax abatement agreement with First American Real Estate Information Services, Inc. and its lessor Stemmons Empire Associates, L.P., a Texas Limited Partnership on January 22, 1997 - Financing: No cost consideration to the City

PUBLIC HEARINGS AND RELATED ACTIONS97-0133 ZONING CASES - CONSENT

- 97-0134 56. **CPC RECOMMENDATION FOLLOWED.** Application for and an ordinance granting an amendment to the conditions for Planned Development Subdistrict No. 13 for Multiple Family and SC Shopping Center Subdistrict Uses within Planned Development District No. 193, the Oak Lawn Special Purpose District, to permit commercial parking on property on the southeast side of Cole Avenue between Lemmon Avenue and Hall Street
Recommendation of Staff and CPC: Approval
Z956-329/6163-C(RB) [Ordinance 22985]
- 97-0135 57. **CPC RECOMMENDATION FOLLOWED.** Application for and an ordinance granting a Specific Use Permit for a Tower/antenna for cellular communication on property presently zoned a CR Community Retail District on the west side of Hampton Road, north of Illinois Avenue
Recommendation of Staff and CPC: Approval for a permanent time period, subject to a site plan and conditions
Z967-103/10189-SW(RB) [Ordinance 22986]
- 97-0136 58. **CPC RECOMMENDATION FOLLOWED.** Application for and an ordinance granting a Specific Use Permit for a Tower/antenna for cellular communication on property presently zoned a CR Community Retail District located south of Lake June Road and east of Masters Drive
Recommendation of Staff and CPC: Approval for a permanent time period, subject to a site plan and conditions
Z967-104/10187-SE(DW) [Ordinance 22987]
- 97-0137 59. **CPC RECOMMENDATION FOLLOWED.** Application for and an ordinance granting an amendment to and the expansion of Planned Development District No. 232 for Medical Uses, Office and a Commercial Laundry Facility with an ID-1 Institutional Overlay District to include property presently zoned an A(A) Agricultural District, with the ID-1 Institutional Overlay District to be terminated, and further to convert the Planned Development District from Chapter 51 to Chapter 51A on property at the southeast corner of Wheatland Road and Bolton Boone Drive
Recommendation of Staff and CPC: Approval
Z967-105/2512-SW(RB) [Ordinance 22988]
- 97-0138 60. **CPC RECOMMENDATION FOLLOWED.** A City Plan Commission authorized hearing to determine the proper zoning with consideration being given to the granting of an R-7.5(A) Single Family District on property presently zoned a TH-3(A) Townhouse District located west of Audelia Road and north of Trevor Drive, and an ordinance implementing the change of zoning
Recommendation of Staff and CPC: Approval of a change of zoning to an R-7.5(A) Single Family District
Z967-107/10188-NE(DW) [Ordinance 22989]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)ZONING CASES - CONSENT (Continued)

- 97-0139 61. **CPC RECOMMENDATION FOLLOWED.** Application for and an ordinance granting a Specific Use Permit for Private Streets on property presently zoned a TH-1 Townhouse Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, involving property within the right-of-way for Park Bridge Court and Turtle Creek Circle, south of Turtle Creek Boulevard
Recommendation of Staff and CPC: Approval for a permanent time period, subject to conditions Z967-111/10202-C/(CR) [**Ordinance 22990**]
- 97-0140 62. **CPC RECOMMENDATION FOLLOWED.** Application for and an ordinance granting a Specific Use Permit for a Radio, Television or Microwave Tower on property presently zoned as Subarea I within Planned Development District No. 366-Dry, the Buckner Boulevard Special Purpose District, on the east side of Buckner Boulevard, north of Barclay Street
Recommendation of Staff and CPC: Approval for a permanent time period, subject to a site plan and conditions
Z967-112/10203-SE(CR) [**Ordinance 22991**]
- 97-0141 63. **CPC RECOMMENDATION FOLLOWED.** Application for and an ordinance granting an NS Neighborhood Service Subdistrict on property presently zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, at the south corner of Fairmount Avenue and Knight Street
Recommendation of Staff and CPC: Approval
Z967-113/10205-C/(CR) [**Ordinance 22992**]
- 97-0142 64. **CPC RECOMMENDATION FOLLOWED.** Application for and an ordinance granting an amendment to the site plan and conditions for Specific Use Permit No. 1216 for a Commercial Amusement (Outside) use for a golf practice and driving range on property presently zoned an MU-3 Mixed Use District at the west corner of Goldmark Drive and North Central Expressway
Recommendation of Staff: Approval with a two-year time period in place of the present ten-year time period
Recommendation of CPC: Approval with a one-year time period in place of the present ten-year time period, with eligibility for automatic renewal for an additional seven-year time period
Z956-296/9697-NC/(CR) [**Ordinance 22993**]

DEVELOPMENT CODE AMENDMENTS - CONSENT

- 97-0143 65. **CPC RECOMMENDATION FOLLOWED.** Consideration of an amendment to the Dallas Development Code establishing new regulations governing fences, and an ordinance implementing the proposal
Recommendation of Staff and CPC: Approval
DCA 956-9 [**Ordinance 22994**]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)DEVELOPMENT CODE AMENDMENTS - CONSENT (Continued)

- 97-0144 66. **CPC RECOMMENDATION FOLLOWED.** Consideration of an amendment to the Dallas Development Code establishing a new off-street parking requirement for a micro-brewery when accessory to a use such as a bar or restaurant, and an ordinance implementing the proposal
Recommendation of Staff and CPC: Approval
DCA 956-10 [Ordinance 22995]
- 97-0145 67. **CPC RECOMMENDATION FOLLOWED.** Consideration of an amendment to the Dallas Development Code establishing new regulations governing the dumping of dirt on private property, and an ordinance implementing the proposal
Recommendation of Staff and CPC: Approval
DCA 956-6 [Ordinance 22996]

ZONING CASES - INDIVIDUAL

- 97-0146 68. **CONTINUED UNTIL 1/22/97; HEARING OPEN.** Application for a Specific Use Permit for a Child-care facility on property presently zoned an R-7.5 (A) Single Family District on the east side of Greenspan Avenue, north of Camp Wisdom Road
Recommendation of Staff and CPC: Denial
Z967-101/9659-SW(RB)
- 97-0147 69. **CPC RECOMMENDATION FOLLOWED.** Application for and an ordinance granting a Planned Development District for Mini-warehouse, Outside Storage, and MU-2 Mixed Use District Uses on property presently zoned an MU-2 Mixed Use District on the southeast side of Greenville Avenue, north of Walnut Hill Lane
Recommendation of Staff and CPC: Approval, with MU-2 (SAH) Mixed Use (Standard Affordable Housing) District Uses in lieu of the requested MU-2 Mixed Use District uses, subject to a conceptual plan and conditions
Z956-257/10103-NE/(RB) [Ordinance 22997]
Note: The above application was considered by the City Council on September 25, 1996, October 9, 1996, and again on October 23, 1996, and was taken under advisement indefinitely with the public hearing open

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)ZONING CASES UNDER ADVISEMENT - INDIVIDUAL

- 97-0148 70. **CPC RECOMMENDATION FOLLOWED.** Application for and an ordinance granting a Specific Use Permit for a Private School and Child-care Facility (Hillcrest Academy) on property presently zoned an R-16(A) Single Family District at the northeast corner of Royal Lane and Jamestown Road
Recommendation of Staff: Approval for a one-year time period with eligibility for automatic renewal for additional one year time periods, subject to a site and landscape plan and conditions
Recommendation of CPC: Approval for a one-year time period with eligibility for automatic renewal for an additional time period until June 15, 1998, subject to a site and landscape plan and conditions
Z956-254/10102-NC/(RB) [Ordinance 22998]
Note: The above application was considered by the City Council on December 11, 1996, and was taken under advisement until January 8, 1997 with the public hearing open

BENEFIT ASSESSMENT HEARINGS

Worcola Street from Vickery Boulevard to Goodwin Avenue

- 97-0149 71. * **HEARING CLOSED.** Benefit assessments hearing for street paving, storm drainage, water and wastewater main improvements for the street listed above
- 97-0149 72. * **APPROVED.** Ordinance levying benefit assessments for street paving, storm drainage, water and wastewater main improvements for the street listed above **[Ordinance 22999]**
- 97-0149 73. * **APPROVED.** Authorize a contract for construction of street paving, storm drainage, water and wastewater main improvements for the street listed above - OCI - Omega Contracting, Inc. - lowest responsible bidder of four - \$130,115 - Financing: 1995 Bond Funds (\$78,382), Water Utilities Bond Funds (\$42,333) and Water Utilities Capital Construction Funds (\$9,400)

Wagon Wheels Trail from Lazy River Drive to Lancaster Road

- 97-0150 74. * **HEARING CLOSED.** Benefit assessment hearing for street paving, storm drainage, water and wastewater main improvements for the above listed street
- 97-0150 75. * **APPROVED.** Ordinance levying benefit assessments for street paving, storm drainage, water and wastewater main improvements for the above listed street **[Ordinance 23000]**

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

BENEFIT ASSESSMENT HEARINGS (Continued)

Wagon Wheels Trail from Lazy River Drive to Lancaster Road (Continued)

- 97-0150 76. * **APPROVED.** Authorize a contract for construction of street paving, storm drainage, water and wastewater main improvements for the above listed street - Jeske Construction Company - lowest responsible bidder of eight - \$813,507 - Financing: 1995 Bond Funds (\$649,469), Water Utilities Bond Funds (\$154,838), Water Utilities Capital Construction Funds (\$9,200)

Sidewalk Group 9701 (List Attached)

- 97-0151 77. * **HEARING CLOSED.** Benefit assessment hearing for sidewalk paving and water appurtenance improvements for streets on attached list
- 97-0151 78. * **APPROVED.** Ordinance levying benefit assessments for sidewalk paving and water appurtenance improvements for streets on attached list [**Ordinance 23001**]
- 97-0151 79. * **APPROVED.** Authorize a contract for construction of sidewalk paving and water appurtenance improvements for the attached list of streets - Roadway Engineering & Construction, Inc. - lowest responsible bidder of six - \$59,520 - Financing: 1995 Bond Funds (\$55,235), Water Utilities Capital Construction Funds (\$4,285)

Fonville Drive from Cordell Drive to Jennie Lee Lane

- 97-0152 80. * **HEARING CLOSED.** Benefit assessment hearing for street paving, storm drainage, water and wastewater main routine adjustments for the street listed above
- 97-0152 81. * **APPROVED.** Ordinance levying benefit assessments for street paving, storm drainage, water and wastewater main routine adjustments for the street listed above [**Ordinance 23002**]
- 97-0152 82. * **APPROVED.** Authorize a contract for construction of street paving, storm drainage, water and wastewater main routine adjustments for the street listed above - OCI - Omega Contracting, Inc. - lowest responsible bidder of six - \$263,658 - Financing: 1995 Bond Funds (\$241,245), Water Utilities Capital Construction Funds (\$22,413)

Alley Group 1105 (List attached)

- 97-0153 83. * **HEARING CLOSED.** Benefit assessment hearing for alley paving and storm drainage improvements for the alleys on the attached list
- 97-0153 84. * **APPROVED.** Ordinance levying benefit assessments for alley paving and storm drainage improvements for the alleys on the attached list - Financing: This action has no cost consideration [**Ordinance 23003**]

ITEMS FOR INDIVIDUAL CONSIDERATION

- 97-0154 85. **APPROVED APPOINTMENTS TO BOARDS.** Consideration of appointments to boards and commissions (Executive Session, if necessary, Personnel, Sec. 551.074, T.O.M.A.)
- 97-0155 86. **APPROVED.** Authorize approval of the bi-weekly tax action
- 97-0156 87. **APPROVED.** Authorize an amendment to the annual taxicab operating authority of State Cab Company to increase its authorized fleet by 50 vehicles. Revenue: \$12,500 annually
- 97-0157 88. **APPROVED.** Approve an amendment allowing for an extension of three years to the tax abatement agreement with Frito-Lay, Inc. and an eight year abatement of taxes on the business personal property associated with a new production line. The property is located within an area of the City of Dallas Reinvestment Zone #21 located at 3458 Duncanville Road, Dallas, Texas - Financing: No cost consideration to the City. Revenue: First year tax Revenue estimated at \$25,631/Revenue over ten-year tax abatement period \$256,313 (Estimated revenue foregone for 10-year abatement \$615,152)
- 97-0158 89. **APPROVED.** Authorize (i) a real property tax abatement with American Pallet Recyclers, Inc. for a 10-year abatement of taxes on 90% of the added value to the real property located within an area of the City of Dallas Enterprise Zone One at 2401 Vinson Street, Dallas, Texas, and (ii) a 100% development fee rebate not to exceed \$5,000 - Financing: Public/Private Partnership Fund - Revenue: First year tax revenue estimated at \$335 (Estimated revenue foregone for 10-year abatement \$30,155)
- 97-0159 90. **DEFERRED UNTIL 1/22/97.** Amend the City of Dallas Public/Private Partnership Program Guidelines and Criteria to (I) provide that the tax abatement period under both tangible personal property and real property tax abatement agreements shall begin no later than January 1 of the 2nd calendar year following the calendar year in which the resolution authorizing a tax abatement agreement was approved; and (ii) apply the business personal property tax abatement incentive only to net new business personal property value, that is the difference between existing business personal property value and new business personal property value - Financing: No cost consideration to the City

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

- 97-0160 91. **APPROVED.** Authorize an amendment to Resolution No. 96-2928, approved by City Council on September 11, 1996, awarding \$75,000 in Community Development Grant Funds to the West Dallas Neighborhood Development Corporation for partial funding of the cost of building a job training facility for West Dallas youth. The amended resolution will authorize the City's acquisition of a lien on the leasehold to secure a no-interest forgivable note, and authorize the release of lien and cancellation of the note upon the City Manager's determination that the property has been used in accordance with the contract requirements for a minimum of five years, and that Community Development Block Grant eligible services have been provided at the property to eligible persons for a minimum of five years - Financing: No cost consideration to the City
- 97-0161 92. **DEFERRED UNTIL 1/22/97.** Authorize a real property tax abatement agreement with Home Depot U.S.A., Inc. for abatement of taxes on new real property for the expansion and development of the company's new retail building supplies store within an area of the City of Dallas Enterprise Zone Three, consisting of approximately 129,950 square feet on 9.7 acres of land located at the 6100 block of Lemmon Ave and Atwell Street, Dallas, Texas 75209 - Financing: No cost consideration to the City. Revenue: First Year Tax Revenue estimated at \$4,300 (Estimated revenue foregone for 10-year abatement \$387,025)
- 97-0162 93. **DEFERRED UNTIL 1/22/97.** Authorize 1) a public hearing to be held on January 22, 1997 to receive citizen comments concerning the creation of City of Dallas Reinvestment Zone Number 36, consisting of approximately 22.6148 acres located at the 2800 Forest Lane, City of Dallas, Texas 75234 in order for the property to be eligible for a commercial-industrial property tax abatement; 2) Authorize an Ordinance creating City of Dallas Reinvestment Zone Number 36 on January 22, 1997 and 3) Authorize a real property tax abatement agreement with Home Depot U.S.A., Inc. and its lessor 2800 Forest Lane, Inc., on January 22, 1997 - Financing: No cost consideration to the City
- 97-0163 94. **APPROVED.** Authorize a development agreement with Oak Creek Partners, Ltd., (Oak Creek) for the funding of certain permanent public infrastructure improvements for the design and construction of changes to the alignment and approach of Blackburn Street on the west side of Central Expressway located in Tax Increment Financing Reinvestment Zone Number Two, City of Dallas, Texas (Cityplace Area TIF District) - Financing: a principal in an amount not to exceed \$3,500,000 to be provided by private funds to be reimbursed plus interest from the Cityplace Area TIF District Tax Increment Fund and/or Tax Increment Bonds. Accrued interest on private funds to be repaid solely from the Cityplace TIF District Tax Increment Fund

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

- 97-0164 95. **APPROVED.** Authorize a resolution declaring the intent of the City of Dallas to utilize tax increment proceeds to reimburse Oak Creek Partners, Ltd. for certain expenditures made under a development agreement between Oak Creek Partners, Ltd., (Oak Creek) and the City of Dallas, on behalf of the Cityplace Area TIF District, for the purpose of public infrastructure improvements for the design and construction of changes to the alignment and approach of Blackburn Street on the west side of Central Expressway located in Tax Increment Financing Reinvestment Zone Number Two, City of Dallas, Texas (Cityplace Area TIF District) - Financing: a principal in an amount not to exceed \$3,500,000 to be provided by private funds to be reimbursed plus interest from the Cityplace Area TIF District Tax Increment Fund and/or Tax Increment Bonds. Accrued interest on private funds to be repaid solely from the Cityplace TIF District Tax Increment Fund
- 97-0165 96. **APPROVED.** Authorize the City Manager to place a plaque at San Jacinto and McCoy Street identifying McCoy Street as "L. J. Taylor Blvd." for the weeks of February 16 through February 28, 1997 to honor his 65th anniversary celebration (Councilmember McDaniel via Mayor Kirk)
- 97-0166 97. **APPROVED.** Authorize acceptance of a grant in the amount of \$45,468 from the Texas Natural Resource Conservation Commission for a Community Recycling Public Awareness and Education Program and execution of the grant agreement- Financing: Texas Natural Resource Conservation Commission Grant Funds

ITEMS FOR FURTHER CONSIDERATION

- 97-0167 98. **APPROVED.** Authorize a professional services contract with Conley Design Group, Inc. to provide preliminary plans, construction plans, specifications, contract documents and contract administration for roof repairs at Reunion Arena - \$57,400 - Financing: Convention Center Capital Construction Funds
- 97-0168 99. **APPROVED.** Authorize the purchase of mobile video and portable surveillance systems from Sur-Tec, Inc., only bidder - Not to exceed \$65,850 - Financing: 1995-96 Community Development Grant Funds
- 97-0169 100. **DEFERRED UNTIL 1/15/97.** An ordinance adopting Dallas-Fort Worth International Airport Board Resolution No. 96-10-304, which provides for the adoption of current editions of model construction codes at the airport and deletes an exemption for the airport board and signatory airlines from the payment of certain construction fees at the airport - Financing: No cost consideration to the city

97-0175 **EXECUTIVE SESSION HELD.** Executive Session

Attorney Briefings (Sec. 551.071 T.O.M.A.)

- Debra Walker, et al. v. HUD, et al.
- Legal Issues Regarding the Performance of and Possible Removal of the Council - Appointed Board Members (Trustees) of the Employees' Retirement Fund
- Downtown Sports Development Project - Alternative Site Acquisition Negotiations, and Negotiations between the City and Dallas Basketball, Limited
- Status of Dallas Stars and Dallas Mavericks Long Term Reunion Arena Lease Agreements

Deliberation Regarding Real Property (Sec. 551.072 T.O.M.A.)

- Downtown Sports Development Project - Alternative Site Acquisition Negotiations, and Negotiations between the City and Dallas Basketball, Limited

Personnel (Sec. 551.074 T.O.M.A.)

- Discussion Regarding the Performance of and Possible Removal of the Council - Appointed Board Members (Trustees) of the Employees' Retirement Fund

ADDENDUM

ADDITIONS:ITEMS FOR INDIVIDUAL CONSIDERATIONJ. Erik Jonsson Library

- 97-0170 + 1. * **APPROVED.** Authorize the City Manager to accept the second donation in the amount of \$250,000 from the Eugene McDermott Foundation to satisfy their \$500,000 pledge for the renovation of the first floor of the J. Erik Jonsson Central Library - Financing: Library Donations
- 97-0171 + 2. * **APPROVED.** Authorize the City Manager to accept \$386,000 from the Friends of the Dallas Public Library, Inc. for their matching donation for current expense obligations for the renovation of the first floor of the J. Erik Jonsson Central Library - Financing: Library Donations
- 97-0172 + 3. * **APPROVED.** Authorize Supplemental Agreement No. 1 with Booziotis & Company Architects, for additional architectural and engineering services associated with the J. Erik Jonsson Central Library Renovation Project, in the amount of \$42,000, from \$196,000 to \$238,000 - Financing: Capital Construction Funds (\$21,000) and Library Donations (\$21,000)
- 97-0173 + 4. * **APPROVED.** Authorize a contract for construction of the J. Erik Jonsson Central Library First Floor Renovation Project - Precept Builders, Inc. - lowest responsible bidder of six - \$1,308,200 - Financing: Capital Construction Funds (\$654,100) and Library Donations (\$654,100)
- 97-0174 + 5. **APPROVED AS AMENDED.** Adoption of the FY 1996-97 Community Development Block Grant (CDBG) Reprogramming Budget to amend the FY1996-97 Consolidated Plan in the amount of \$1,373,677 to be used for the Second Mortgage First-time Homebuyer Program (Revolving Loan Fund/Mortgage Assistance Program) formerly known as the Dallas Affordable Housing Partnership Program and authorize and amendment to the Enterprise Foundation contract to increase the funding for the Revolving Loan Fund/Mortgage Assistance Program by \$1,373,677 - Financing: 1996-97 Community Development Grant Funds (\$624,610); 1995-96 Community Development Grant Funds (\$471,758); 1994-95 Community Development Grant Funds (\$251,072); 1993-94 Community Development Grant Funds (\$3,438); 1992-93 Community Development Grant Funds (\$21,630); 1991-92 Community Development Grant Funds (\$1,169)

SECOND ADDENDUM

DELETION:

- 97-0080 ++ 3. Authorize a contract for the removal, installation, and upgrade of City-owned and operated underground fuel storage tanks (USTs) for Phase IV Project-A - A-Tech Environmental Systems, Inc. - lowest responsible bidder of five (5) - \$922,360 - Financing: Capital Construction Funds (\$244,412), Aviation Current Fund (\$127,948), Park and Recreation Facilities Improvement Fund (\$350,000), Police and Multiple Services Improvement Fund (\$200,000); (\$69,274 to be reimbursed by the state)