

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

Invocation and Pledge of Allegiance (Council Chambers) **[97-3200]**

Agenda Item/Open Microphone Speakers **[97-3201]**

**VOTING AGENDA**

1. Approval of Minutes of September 24, 1997 **[APPROVED; 97-3202]**

**CONSENT AGENDA** **[97-3203]**

**AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS**

**Engineering and Architectural Contracts**

2. Authorize a professional services contract with Wendy Lopez & Associates, Inc., for the design of Leaning Oaks Street from Simpson Stuart Road to 150 feet north of Pacesetter Drive - \$43,700 - Financing: 1995 Bond Funds **[APPROVED; 97-3204]**
3. Authorize a professional services contract with Randall Scott Architects, Inc., for architectural design services to provide a master plan for the Martin Luther King, Jr. Community Center - \$96,996 - Financing: 1995 Bond Funds **[APPROVED; 97-3205]**

CONSENT AGENDA (Continued)

## AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Authorization of Contracts

4. Authorize a contract for the construction of new playgrounds and multi-use courts at Fishtrap Lake and Kingbridge Parks within the West Dallas public housing development - Pittman Construction, Inc., lowest responsible bidder of four - \$118,778 - Financing: 1990-91 Community Development Grant Funds (\$112,060) and 1991-92 Community Development Grant Funds (\$6,718) **[APPROVED; 97-3206]**
5. Authorize a contract for infrastructure improvements to the Lancaster-Kiest Branch Library - Village Interiors, Inc., lowest responsible bidder of two - \$76,520 - Financing: 1993-94 Community Development Grant Funds **[APPROVED; 97-3207]**
6. Authorize a contract for the construction of the Middlefield Road Levee Flood Protection Improvements, Project A-3 - T.J. Lambrecht Construction, Inc., only bidder - \$3,528,900 - Financing: Water Utilities Capital Construction Funds **[APPROVED; 97-3208]**

Change Orders and Contract Amendments

7. Authorize Supplemental Agreement No. 2 to the contract with Spiars & DeOtte, Inc. to obtain a Section 404 permit from the Corps of Engineers for Arcadia Park erosion control improvements - \$1,500, from \$38,000 to \$39,500 - Financing: 1995 Bond Funds **[APPROVED; 97-3209]**

## LAND ACQUISITION

8. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Dorothy E. Smith, of approximately 1.08 acres of land, improved with two vacant buildings, located at the northwest corner of Wilhurt Avenue and Bonnie View Road for the replacement of an existing fire station - \$145,000 - Financing: 1985 Bond Funds **[APPROVED; 97-3210]**
9. Authorize settlement, in lieu of proceeding further in condemnation, with Todd W. Cowle, of approximately 279 square feet of land for a drainage easement and 2,958 square feet of land for a temporary working space easement, improved with a sandstone wall, wrought iron fence and landscaping, located near the intersection of Preston Road and Aberdeen Avenue for the Aberdeen/Tulane Drainage Project - \$20,000 - Financing: 1985 Bond Funds **[APPROVED; 97-3211]**

CONSENT AGENDA (Continued)

LAND ACQUISITION (Continued)

D-FW International Airport Expansion Project

- 10. \* Authorize acquisition of individual avigation easements over 7 residential properties above approximately 1.30 acres of land located in the City of Irving, Texas for D-FW International Airport Expansion project - \$235,000 (\$112,800 in easement acquisition payments and \$122,200 in noise mitigation payments) - Financing: D-FW International Airport Joint Revenue Bonds (no cost consideration to the City) (list attached) **[APPROVED; 97-3212]**
- 11. \* Authorize eminent domain proceedings for acquisition of an improved single-family residential property owned by Jimmy Lokey, a City of Dallas employee, and Kristina Lokey located at 4114 North Greenview Drive in the City of Irving, Texas needed for the D-FW International Airport Expansion project - \$78,000 - Financing: D-FW International Airport Joint Revenue Bonds (no cost consideration to the City) **[APPROVED; 97-3213]**

LAND MISCELLANEOUS

- 12. Authorize the City Manager to execute a five-year Lease Agreement for approximately 1,688 square feet of terminal space between the City of Dallas and Paul Torres, Sr. at Redbird Airport - Revenue: \$7,300 estimated annual rental income **[DEFERRED UNTIL 10/22/97; 97-3214]**
- 13. Authorize the conveyance of an ingress and egress easement to J. Merwin Seay containing approximately 6,667 square feet of land across City-owned land at Lake Ray Hubbard near Dalrock Road - Revenue: \$1,583 **[APPROVED; 97-3215]**
- 14. An ordinance abandoning a portion of Peabody Avenue right-of-way to Minyard Properties, Inc., the abutting owner, containing approximately 971 square feet of land, located near the intersection of Peabody Avenue and Fourth Street, and authorizing the quitclaim - Revenue: \$6,190 plus the \$20 ordinance publication fee **[APPROVED; 97-3216; ORDINANCE 23291]**
- 15. An ordinance abandoning a portion of a water easement to Anatole Partners, the abutting owner, containing approximately 7,057 square feet of land, located near the intersection of Wycliff Avenue and Stemmons Freeway and authorizing the quitclaim - Revenue: \$650 plus the \$20 ordinance publication fee **[APPROVED; 97-3217; ORDINANCE 23292]**
- 16. An ordinance granting a revocable license to NEI Webworld, Inc., containing approximately 800 square feet of land, for the purpose of installing and maintaining subsurface computer and telephone communication cables under a portion of Bronze Way near Joseph Hardin Drive - Revenue: \$350 annually plus the \$20 ordinance publication fee **[APPROVED; 97-3218; ORDINANCE 23293]**

CONSENT AGENDA (Continued)

PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES

- 17. Authorize a maintenance agreement for the City's mainframe computer, disk drive, and communication controller at a fixed price for sixty (60) months maintenance with the City's option to cancel with thirty (30) days written notice - Amdahl Corporation, most advantageous proposer of three - \$420,000 - Financing: Current Funds **[APPROVED; 97-3219]**
- 18. Authorize a thirty-six month price agreement for Ford automotive parts and labor with the lowest responsible bidder of two - Red Bird Ford, Inc. - Not to exceed \$1,205,020 - Financing: Current Funds **[APPROVED; 97-3220]**
- 19. Authorize a thirty-six month price agreement with two twelve month renewal options (Cost for the first two twelve months of the thirty-six month term will remain constant; the third twelve months of the thirty-six month term will incur a 2% increase which will remain constant for each of the two twelve month renewal options.) for janitorial services at Reunion Arena with the lowest responsible bidder of four - Pedus Service, Inc. - Not to exceed \$2,881,927 - Financing: Event Services Current Funds **[APPROVED; 97-3221]**
- 20. Authorize a seventy-two (72) month price agreement for pre-maintenance repairs and thereafter maintenance of elevators and escalators at Dallas Love Field, the Dallas Convention Center and Reunion Arena with the lowest responsible bidder of five - Montgomery Kone, Inc. - Not to exceed \$2,364,375 - Financing: Event Services Current Funds (\$1,517,937), Convention Center Capital Construction Funds (\$317,000), Aviation Capital Construction Funds (\$348,178), Aviation Current Funds (\$181,260) **[APPROVED; 97-3222]**
- 21. Authorize a twenty-four month price agreement for polymer with the lowest responsible bidder of five - Polydyne, Inc. - Not to exceed \$1,835,000 - Financing: Water Utilities Current Funds **[APPROVED; 97-3223]**
- 22. Authorize the purchase of five (5) replacement pump impellers with the lowest responsible bidder of seven - C. I. E. - Not to exceed \$81,665.25 - Financing: Water Utilities Capital Construction Funds **[APPROVED; 97-3224]**
- 23. Authorize an increase in the price agreement with Norit Americas, Inc. for the purchase of powdered activated carbon for the East Side and Bachman Water Treatment Plants - Not to exceed \$300,000 from \$1,275,000 to \$1,575,000 - Financing: Water Utilities Current Funds **[APPROVED; 97-3225]**

CONSENT AGENDA (Continued)

## MISCELLANEOUS

24. Authorize settlement of a lawsuit styled, Mimi Wallace v. Jimmy Bell Myles and the City of Dallas, Cause No. 95-11472-F - Financing: Current Funds **[APPROVED; 97-3226]**
25. Authorize a professional services contract with First Southwest Asset Management, Inc. to provide investment advisory services for a two-year period beginning November 1, 1997 and ending October 31, 1999 with an option to extend the term for one additional two-year period - Not to exceed \$75,000 - Financing: Current Funds **[APPROVED; 97-3227]**
26. Authorize a maintenance agreement with American Management Systems (AMS) Inc., for the support and maintenance of the City's automated financial system - Not to exceed \$83,632 - Financing: Current Funds **[APPROVED; 97-3228]**
27. A resolution authorizing the City's continued participation in the Texas Coalition of Cities for Franchised Utility Issues and payment of the City's portion of funding for the Coalition - \$30,905 - Financing: Current Funds **[APPROVED; 97-3229]**
28. Authorize acceptance of grant funds and execution of the grant agreement with the Texas Commission on Alcohol and Drug Abuse for the provision of substance abuse prevention activities for the period September 1, 1997 through August 31, 1998 - \$283,309 - Financing: Texas Commission on Alcohol and Drug Abuse Grant Funds **[APPROVED; 97-3230]**
29. Authorize the execution of a secured no-interest forgivable loan contract with Boys & Girls Clubs of Greater Dallas, Inc. (East Dallas Branch) for renovations to facilities located at 4804 and 4816 Worth Street, Dallas, Dallas County, Texas for the period of October 1, 1997 through September 30, 1998. Agencies that renovate properties with Community Development Grant funds are required to provide public services to eligible persons for a minimum of five years - \$90,000 - Financing: 1997-98 Community Development Grant Funds **[APPROVED; 97-3231]**
30. Authorize the execution of a secured no-interest forgivable loan contract with Boys & Girls Clubs of Greater Dallas, Inc. (West Dallas Branch) for renovations to a facility located at 3004 North Westmoreland Road, Dallas, Dallas County, Texas for the period October 1, 1997 through September 30, 1998. Agencies that renovate properties with Community Development Grant funds are required to provide public services to eligible persons for a minimum of five years - \$127,780 - Financing: 1997-98 Community Development Grant Funds **[APPROVED; 97-3232]**

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

- 31. Authorize the execution of a secured no-interest forgivable loan contract with E's Haven Academy, Inc. for renovations to facilities located at 813 and 817 Ryan Road, Dallas, Dallas County, Texas for the period of October 1, 1997 through September 30, 1998. Agencies that renovate properties with Community Development Grant funds are required to provide public services to eligible persons for a minimum of five years - \$100,000 - Financing: 1997-98 Community Development Grant Funds **[APPROVED; 97-3233]**
  
- 32. Authorize the execution of a secured no-interest forgivable loan contract with East Dallas Christian Church for the renovation of the interior of a facility at 629 N. Peak Street, Dallas, Dallas County, Texas, to provide space to house community service agencies in the East Dallas neighborhood, primarily serving low to moderate income families and children. Agencies that perform renovation activities with Community Development Grant Funds are required to provide a public service to eligible persons for a minimum of five years - \$199,500 - Financing: 1997-98 Community Development Grant Funds (\$120,000) and 1996-97 Community Development Grant Funds (\$79,500) **[APPROVED; 97-3234]**
  
- 33. Authorize the execution of a secured no-interest forgivable loan contract with Victory Transition Center, Inc. for renovations to facilities located at 944 and 952 South Corinth Street Road, Dallas, Dallas County, Texas for the period of October 1, 1997 through September 30, 1998. Agencies that renovate properties with Community Development Grant Funds are required to provide public services to eligible persons for a minimum of five years - \$50,000 - Financing: 1997-98 Community Development Grant Funds **[APPROVED; 97-3235]**
  
- 34. Authorize an Interlocal Agreement (ILA) between the City of Dallas and Dallas County Department of Health and Human Services for the administration and implementation of the Walker Distress Fund Program in accordance with the approved Program Statement for an eight (8) year period, subject to annual appropriations, beginning with passage of this resolution through September 30, 2005; and amend the Program Statement to designate the administration of the Program to the Dallas County Department of Health and Human Services - \$140,000 - Financing: Current Funds **[APPROVED; 97-3236]**
  
- 35. Authorize an extension of the demolition moratorium for 1105 Betterton Circle, 1029 Church Street, 1410 E. Plum Street, and 4600 Gaston Avenue from 90 days to 240 days, as requested by the Landmark Commission - Financing: No cost consideration to the City **[APPROVED; 97-3237]**

CONSENT AGENDA (Continued)

## MISCELLANEOUS (Continued)

36. Authorize acceptance of the 1997 Omnibus Appropriations Local Law Enforcement Block Grant in the amount of \$4,043,515 to provide law enforcement activities and equipment from the U. S. Department of Justice, Bureau of Justice Assistance for a twenty-four month period, which includes a local match in the amount of \$449,279, and execution of the grant agreement - \$4,492,794 - Financing: 1997 Omnibus Appropriations Local Law Enforcement Block Grant Funds (\$4,043,515) and Current Funds (\$449,279) **[APPROVED; 97-3238]**
37. An ordinance amending Chapter 28 of the Dallas City Code to designate school traffic zones on certain streets (list attached) - Financing: No cost consideration to the City **[APPROVED; 97-3239; ORDINANCE 23294]**
38. Authorize continuation of a contract with United States Geological Survey (USGS) for operation of streamflow and water quality gauging stations in the Trinity River basin for FY 1997-98 - \$51,493 - Financing: Water Utilities Current Funds **[APPROVED; 97-3240]**

PUBLIC HEARINGS AND RELATED ACTIONSZONING CASES - CONSENT [97-3241]

39. Application for the termination of the existing deed restrictions on property presently zoned as Planned Development District No. 193, the Oak Lawn Special Purpose District, with a GR General Retail Subdistrict at the east corner of Fitzhugh Avenue and Travis Street, and a resolution authorizing acceptance of an amending deed restriction instrument  
Recommendation of Staff and CPC: Approval of the removal of certain restrictions and retention of the remaining restrictions  
Z967-240/10336-C(LS) **[APPROVED AS AN INDIVIDUAL ITEM; 97-3242]**
40. Application for and an ordinance granting an amendment to the development plan and conditions for Planned Development District No. 435 for a Public School (Moises E. Molina High School) and certain R-7.5(A) Single Family District Uses at the northwest corner of Illinois Avenue and Duncanville Road  
Recommendation of Staff and CPC: Approval  
Z967-282/9992-SW(RB) **[CPC RECOMMENDATION FOLLOVED; 97-3243; ORDINANCE 23295]**

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

ZONING CASES - CONSENT (Continued)

- 41. Application for and an ordinance granting an amendment to Specific Use Permit No. 615 for a Y.W.C.A. changing the name of the use to a Community service center and including the additional use of a Child-care facility as well as to permit a 3,120 square foot addition on property presently zoned an R-7.5(A) Single Family District at the east corner of Bonnie View Road and Southerland Avenue  
Recommendation of Staff and CPC: Approval, subject to a revised site plan and conditions  
Z967-285/2983-SE(RB) **[APPROVED AS AMENDED; 97-3244; ORDINANCE 23296]**
- 42. Application for and an ordinance granting an amendment to the site plan and conditions for Planned Development District No. 123 for a Private School (Mission Laique Francaise) on the north side of Churchill Way, east of Preston Road  
Recommendation of Staff and CPC: Approval, subject to a development/conceptual plan and revised conditions  
Z967-288/5240-NC(CR) **[CPC RECOMMENDATION FOLLOWED; 97-3245; ORDINANCE 23297]**
- 43. Application for and an ordinance granting a Specific Use Permit for a Child-care facility on property presently zoned an R-7.5(A) Single Family District at the south corner of Gus Thomasson Road and Aledo Drive  
Recommendation of Staff and CPC: Approval for ten-year time period with eligibility for automatic renewal for additional ten-year time periods, subject to a site plan and conditions  
Z967-290/6465-NE(CR) **[CPC RECOMMENDATION FOLLOWED; 97-3246; ORDINANCE 23298]**
- 44. Application for and an ordinance granting a Specific Use Permit for a Public or Private School (Rylie School) on property presently zoned an R-7.5(A) Single Family District at the northwest corner of Rylie Road and Tufts Road  
Recommendation of Staff: Approval for a permanent time period, subject to a site plan and conditions  
Recommendation of CPC: Approval for a ten-year time period with eligibility for automatic renewal for additional ten-year time periods, subject to a site plan and conditions  
Z967-292/10043-SE(LS) **[APPROVED AS AMENDED; 97-3247; ORDINANCE 23299]**
- 45. Application for and an ordinance granting a CR Community Retail District on property presently zoned an R-7.5(A) Single Family District with Specific Use Permit No. 147 for an Electrical Distribution Service Center on the west side of Cockrell Hill Road, north of Illinois Avenue  
Recommendation of Staff and CPC: Approval  
Z967-293/10371-SW(LS) **[CPC RECOMMENDATION FOLLOWED; 97-3248; ORDINANCE 23300]**



PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

ZONING CASES - CONSENT (Continued)

- 46. Application for and an ordinance granting a CR Community Retail District on property presently zoned an R-7.5(A) Single Family District on the south side of Kiest Boulevard, southwest of Lancaster Road  
Recommendation of Staff and CPC: Approval  
Z967-294/10373-SW(LS) [CPC RECOMMENDATION FOLLOWED; 97-3249; ORDINANCE 23301]

DEVELOPMENT CODE AMENDMENTS - CONSENT

- 47. Consideration of an amendment to Section 51A-4.517 (10) in the Dallas Development Code in order to add a new use titled "Private Stable", and an ordinance implementing the proposal  
Recommendation of Staff and CPC: Approval  
DCA 967-8 [CPC RECOMMENDATION FOLLOWED; 97-3250; ORDINANCE 23302]

ZONING CASES - INDIVIDUAL

- 48. Application for and an ordinance granting a Specific Use Permit for a Commercial Amusement (inside) use for a dance hall on property presently zoned a CR Community Retail District at the northeast corner of Bachman Drive and Ovella Avenue  
Recommendation of Staff and CPC: Approval for a one-year time period, subject to a site plan and conditions  
Z967-132/10222-NW(DW) [CONTINUED UNTIL 10/22/97; 97-3251]
- 49. Application for a P(A) Parking District on property presently zoned an R-7.5(A) Single Family District on the west side of Skillman Street, north of Mockingbird Lane  
Recommendation of Staff and CPC: Denial  
Z967-242/10331-NE(LS) [DENIED WITHOUT PREJUDICE; 97-3252]
- 50. A Landmark Commission authorized hearing to consider the granting of an Historic Overlay District for Lake Cliff Park and a portion of the Lake Cliff Neighborhood on an area generally bounded by Zang Boulevard, Colorado Boulevard, Marsalis Avenue, Sixth Street, and Beckley Avenue  
Recommendation of Staff and Landmark Commission: Approval of an Historic Overlay District, subject to certain preservation criteria  
Recommendation of CPC: Approval of an Historic Overlay District on a portion of the area under consideration, subject to certain preservation criteria  
Z967-148/1027-SW(JA) [CPC RECOMMENDATION FOLLOWED; 97-3253]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

ZONING CASES UNDER ADVISEMENT - INDIVIDUAL

- 51. Application for an amendment to and the expansion of Planned Development District No. 379 for a Home Improvement Center, Lumber, Brick, or Building Materials Sales Yard, and MU-3 Mixed Use District Uses to include property presently zoned an MU-3 Mixed Use District at the southeast corner of Forest Lane and Forest Central Drive  
Recommendation of Staff and CPC: Approval, subject to a revised conceptual plan Z967-266/9331-NE(LS) **[DENIED WITHOUT PREJUDICE; 97-3254]**

Note: The above application was considered by the City Council on September 24, 1997 and was taken under advisement until October 8, 1997 with the public hearing open.

- 52. Application for and an ordinance granting a Planned Development Subdistrict for Multiple Family Uses, SC Shopping Center Subdistrict Uses, and Commercial Parking Uses on property presently zoned an MF-2 Multiple Family Subdistrict and an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, and the termination of Specific Use Permit No. 113 for a Cemetery on a portion of the area of request on property on the northeast side of Clyde Lane, southeast of McKinney Avenue  
Recommendation of Staff and CPC: Approval of a Planned Development Subdistrict, subject to a development plan and conditions, and approval of the termination of Specific Use Permit No. 113  
Z967-123/10209-C(RB) **[CONTINUED UNTIL 12/10/97; 97-3255]**

Note: The above application was considered by the City Council on September 24, 1997 and was taken under advisement until October 8, 1997 with the public hearing open.

ITEMS FOR INDIVIDUAL CONSIDERATION

- 53. Consideration of appointments to boards and commissions (Executive Session, if necessary, Personnel, Sec. 551.074, T.O.M.A.) **[APPROVED APPOINTMENTS TO BOARDS; 97-3256]**
- 54. Authorize approval of the bi-weekly tax action **[APPROVED; 97-3257]**
- 55. Authorize preparation of plans for issuance of \$16,805,000 Equipment Acquisition Contractual Obligations, Series 1997 **[APPROVED; 97-3258]**

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

56. Authorize preparation of plans for issuance of \$54,700,000 General Obligation Bonds, Series 1997 **[APPROVED; 97-3259]**
57. Authorize preparation of plans for issuance of \$5,800,000 Combination Tax and Revenue Certificates of Obligation, Series 1997 **[APPROVED; 97-3260]**
58. Authorize the adoption of a pre-tax employee contribution program in accordance with Section 414(h)(2) of the Internal Revenue Code. This will defer federal income taxation of City employee contributions to the Dallas Police and Fire Pension System and the Supplemental Pension Plan for Police and Fire Departments of the City of Dallas - Financing: No cost consideration to the City **[APPROVED; 97-3261]**

Executive Session **[NO EXECUTIVE SESSION HELD; 97-3265]**

- Attorney Briefings (Sec. 551.071 T.O.M.A)
- Debra Walker, et al v. HUD, et al.

ADDENDUM

ADDITIONS:

ITEMS FOR INDIVIDUAL CONSIDERATION

1. Authorize execution of a license agreement with Dallas County for the use of County property needed for the installation of the White Rock Lake Dredging Project pipeline - \$1,825 - Financing: 1995 Bond Funds **[APPROVED; 97-3262]**
2. A Resolution of the City Council of the City of Dallas designating and providing for the Dallas Sports Arena Project as a sports and community venue project and designating the methods of financing the Dallas Sports Arena Project pursuant to Chapter 334, Texas Local Government Code **[APPROVED; 97-3263]**
3. Authorize approval of the Letter of Intent, dated October 2, 1997, between the City of Dallas, Dallas Stars, L.P. (the "Stars"), and Dallas Basketball Limited (the "Mavericks") regarding the proposed development, construction, operation, and financing of a new sports arena in downtown Dallas, and related mixed-use development **[APPROVED; 97-3264]**

ADDENDUM

ADDITIONS:

Executive Session (if necessary) [NO EXECUTIVE SESSION HELD; 97-3265]

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

- Downtown Sports Development Project - Alternative Site Acquisition Negotiations, and Negotiations between the City and Dallas Basketball, Limited and/or Dallas Stars, L.P.
  - Legal Issues Regarding the Dallas Stars and Dallas Mavericks Long Term Reunion Arena Lease Agreements
  - Legal Issues Regarding Expansion of the Dallas Convention Center
- Deliberations 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 and/or Dallas Stars, L.P.
  - Site Acquisition for Dallas Convention Center Expansion