

AGENDA
CITY COUNCIL MEETING
OCTOBER 22, 1997
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBERS, CITY HALL
DALLAS, TEXAS 75201
9:00 A. M.

Invocation and Pledge of Allegiance (Council Chambers) **[97-3410]**

Agenda Item/Open Microphone Speakers **[97-3411]**

VOTING AGENDA

1. Approval of Minutes of October 8, 1997 **[NO MINUTES APPROVED; 97-3412]**

CONSENT AGENDA **[97-3413]**

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS

Engineering and Architectural Contracts

2. Authorize a professional services contract with Raymond L. Goodson, Jr., Inc., for the preparation of engineering design plans for the construction of drainage improvements for the Kellogg Avenue and Kiest Boulevard Intersection - \$66,300 - Financing: 1995 Bond Funds **[APPROVED; 97-3414]**
3. Authorize a professional services contract with Parsons Brinckerhoff, Quade and Douglas, Inc. for the preparation of engineering design plans for the construction of erosion control improvements at 2936, 2940, and 2944 King Cole Drive, and storm drainage improvements at 2138 Lanark Avenue and 6600 Velasco Avenue - \$44,673 - Financing: 1995 Bond Funds **[APPROVED; 97-3415]**

CONSENT AGENDA (Continued)

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Engineering and Architectural Contracts (Continued)

- 4. Authorize a professional services contract with Turner, Collie and Braden, Inc. for the preparation of engineering design plans for the construction of flood protection improvements on Elam Creek from Lake June Road to Umphress Park - \$272,323 - Financing: 1995 Bond Funds **[APPROVED; 97-3416]**
- 5. Authorize a professional services contract with HDR Engineering, Inc. for construction management services of Subtitle D Cell 2 at the McCommas Bluff Landfill - Not to exceed \$22,000 - Financing: Current Funds **[APPROVED; 97-3417]**
- 6. Authorize a professional services contract with Huitt-Zollars, Inc. to provide engineering services for the replacement or rehabilitation of wastewater mains and replacement of water mains throughout the City of Dallas - \$1,384,085 - Financing: Water Utilities Bond Funds (\$1,065,745) and Water Utilities Capital Construction Funds (\$318,340) **[APPROVED; 97-3418]**

Authorization of Contracts

- 7. Authorize a contract for the construction of double tennis courts at Rose Haggar Park - V.A. Construction, lowest responsible bidder of six - \$57,409 - Financing: 1985 Bond Funds **[APPROVED; 97-3419]**
- 8. Authorize a contract for the renovation of the community swimming pool at Churchill Park - Shasta Industries, Inc., lowest responsible bidder of three - \$188,000 - Financing: 1995 Bond Funds **[APPROVED; 97-3420]**
- 9. Authorize a contract for the construction of security fencing and streetscape at City Park - Metalman, Inc., lowest responsible bidder of two - \$446,554 - Financing: 1995 Bond Funds **[APPROVED; 97-3421]**
- 10. Authorize a contract for the construction of site utilities at the Dallas Nature Center - Dowager Construction, Inc., lowest responsible bidder of five - \$120,600 - Financing: 1995 Bond Funds **[APPROVED; 97-3422]**
- 11. Authorize a contract for the construction of bridge improvements to the Zang Boulevard Bridge over the Santa Fe Railroad and Cedar Creek - Gibson & Associates, Inc., lowest responsible bidder of two - \$80,720 - Financing: 1985 Bond Funds **[APPROVED; 97-3423]**

CONSENT AGENDA (Continued)

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Authorization of Contracts (Continued)

12. Authorize a contract for the construction of erosion control improvements for Woody Branch, Phase V, located at 6605, 6611, 6617, 6613 Putting Green Drive and 6427, 6341, 6337, 6331, 6321 Rock Canyon Trail - Craig Olden, Inc., lowest responsible bidder of three - \$465,300 - Financing: 1995 Bond Funds **[APPROVED AS CORRECTED ON THE ADDENDUM; 97-3424]**

Elevator/Escalator Modernization (list attached)

13. * Authorize a contract for the construction of elevator/escalator modernization projects at various City of Dallas facilities - Montgomery Kone, Inc., lowest responsible bidder of two - \$2,653,444 - Financing: Capital Construction Funds (\$1,725,470), 1995 Bond Funds (\$162,000), 1985 Bond Funds (\$214,000), Current Funds (\$551,974) **[APPROVED; 97-3425]**
14. * Authorize a seventy-two month maintenance service contract for elevator/escalator maintenance post modernization - Montgomery Kone, Inc., lowest responsible bidder of two - \$1,207,200 - Financing: Current Funds (subject to annual appropriation) **[APPROVED; 97-3426]**
15. Authorize a contract for the construction of a composite liner and leachate collection system for Cell 2 and related appurtenances at the McCommas Bluff Landfill - BEC/Allwaste, Inc., lowest responsible bidder of four - \$1,021,769 - Financing: Current Funds **[APPROVED; 97-3427]**

Contract Amendments

16. Authorize an increase in the contract with Adams Nedderman, Inc. for miscellaneous modifications for construction of Larry Johnson Recreation Center at Willie Mae Butler Park - \$17,488, from \$1,351,095 to \$1,368,583 - Financing: 1985 Bond Funds **[APPROVED; 97-3428]**
17. Authorize an increase in the contract with Metalman, Inc. for miscellaneous items for the construction of the Kimberly Clark Chimpanzee Exhibit at the Dallas Zoo - \$20,631, from \$1,531,958 to \$1,552,589 - Financing: 1995 Bond Funds **[APPROVED; 97-3429]**
18. Authorize an increase in the contract with Big Sky Construction Company, Inc. for miscellaneous items for the construction of Grauwlyer Recreation Center - \$28,255, from \$1,563,627 to \$1,591,882 - Financing: 1985 Bond Funds **[APPROVED; 97-3430]**

CONSENT AGENDA (Continued)

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Contract Amendments (Continued)

19. Authorize Supplemental Agreement No. 1 to the contract with Good, Fulton & Farrell, Inc. to provide design services for the Phase II renovation of the Food and Fiber Building at Fair Park - \$144,200, from \$114,300 to \$258,500 - Financing: 1995 Bond Funds (\$24,550) and Texas Department of Agriculture Grant Funds (\$119,650) **[APPROVED; 97-3431]**
20. Authorize Supplemental Agreement No. 1 to the contract with Conley Design Group, Inc. for construction administration services associated with the exterior repair and cleaning of City Hall - \$13,800, from \$26,682 to \$40,482 - Financing: Capital Construction Funds **[APPROVED; 97-3432]**
21. Authorize Supplemental Agreement No. 1 to the contract with Hastings, Trevino & Trevino Architects, Inc. for construction documents and construction administration services associated with major maintenance repairs at Fire Station #56 located at 7040 Belt Line Road - \$9,750, from \$24,995 to \$34,745 - Financing: Capital Construction Funds **[APPROVED; 97-3433]**
22. Authorize Supplemental Agreement No. 1 to the contract with IDA Engineering, Inc. to provide design and construction administration services for Project Group II Mechanical, Electrical and Plumbing for four city-owned and operated facilities (list attached) - \$38,750, from \$46,750 to \$85,500 - Financing: 1985 Bond Funds (\$20,250), Capital Construction Funds (\$18,500) **[APPROVED AS AN INDIVIDUAL ITEM; 97-3434]**
23. Authorize Supplemental Agreement No. 1 to the contract with Freese and Nichols, Inc. for mechanical design and construction administration services associated with the chiller replacement at the Dallas Central Library and the Horticulture Building at Fair Park - \$90,200, from \$118,500 to \$208,700 - Financing: 1995 Bond Funds (\$15,000), Capital Construction Funds (\$75,200) **[APPROVED; 97-3435]**
24. Authorize Supplemental Agreement No. 1 to the contract with Campos Engineering, Inc. to perform consulting services for the replacement of the main sanitary sewer drain line for the Kiest Park Recreation Center - \$8,800, from \$24,000 to \$32,800 - Financing: 1985 Bond Funds **[APPROVED; 97-3436]**

CONSENT AGENDA (Continued)

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Construction Miscellaneous

25. Authorize a benefit assessment hearing to be held on December 10, 1997, to receive citizen comments, for street paving, storm drainage, water and wastewater main improvements on Mohawk Drive from Anson Road to Roanoke Avenue - Financing: No cost consideration to the City **[APPROVED; 97-3437]**
26. Authorize the rejection of bids received for alley improvements between Amherst Avenue and Lovers Lane from existing pavement to Devonshire Drive, and authorize readvertisement for new bids - Financing: No cost consideration to the City **[APPROVED; 97-3438]**
27. Authorize the rejection of bids received for alley improvements between La Cabeza Drive and La Manga Drive from Spring Creek Road to La Manga Drive, and authorize readvertisement for new bids - Financing: No cost consideration to the City **[APPROVED; 97-3439]**

LAND ACQUISITION

28. Authorize acceptance of the Special Commissioners' Award as final settlement in condemnation for acquisition of approximately 14,569 square feet of vacant land, from Elmo and Darlene S. Blount, located at 5416 Aladdin Drive in the City of Irving, Texas needed for the D-FW International Airport Expansion project - \$41,650 - Financing: D-FW International Airport Joint Revenue Bonds (no cost consideration to the City) **[APPROVED; 97-3440]**

LAND MISCELLANEOUS

29. An ordinance abandoning an alley to Carleton-Cityplace II, Ltd., the abutting owner, containing approximately 1,367 square feet of land, located near the intersection of Lemmon Avenue and Peak Street and authorizing the quitclaim - Revenue: \$9,296 plus the \$20 ordinance publication fee **[APPROVED; 97-3441; ORDINANCE 23303]**
30. An ordinance abandoning an alley to Jackie Glynn Gross, Sr., the abutting owner, containing approximately 50,664 square feet of land, located near the intersection of Garden Grove Road and Ravenview Road and authorizing the quitclaim - Revenue: \$4,306 plus the \$20 ordinance publication fee **[APPROVED; 97-3442; ORDINANCE 23304]**

CONSENT AGENDA (Continued)

LAND MISCELLANEOUS (Continued)

31. An ordinance abandoning a portion of a water easement to Presbyterian Healthcare Resources, the abutting owner, containing approximately 5,295 square feet of land, located near the intersection of Stults Road and Shepherd Drive and authorizing the quitclaim - Revenue: \$650 plus the \$20 ordinance publication fee **[APPROVED; 97-3443; ORDINANCE 23305]**
32. An ordinance abandoning a sight easement, an alley and street right-of-way to Oak Creek Partners, Ltd., the abutting owner, containing approximately 6,167 square feet of land located near the intersection of Haskell Avenue and Capitol Avenue and authorizing the quitclaim - Revenue: \$47,178 plus the \$20 ordinance publication fee **[APPROVED; 97-3444; ORDINANCE 23306]**
33. An ordinance amending Chapter 2 of the Dallas City Code to allow a credit for the abandonment of public rights-of-way to be used for private streets, alleys and drives in residential developments and to provide requirements and fees for obtaining the credit - Financing: No cost consideration to the City **[DEFERRED UNTIL 11/12/97; 97-3445]**

PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES

34. Authorize a twenty-four month multiple award price agreement for fuel with the lowest responsible bidders of six - Truman Arnold Companies, Sun Coast Resources, Inc., Petroleum Traders Corp., and Jack Ray & Sons Oil Company, Inc. - Not to exceed \$11,014,580 - Financing: Current Funds **[APPROVED; 97-3446]**
35. Authorize a twenty-four month multiple award price agreement for valves and fittings with the lowest responsible bidders of ten - ACT Pipe & Supply, Clow Valve Company, Gulf Valve Company, M & H Valve Company, Metro Valve and Pipe, Mueller Company, Municipal Valve Corp., U.S. Filter Distribution Group, United States Pipe & Foundry Company - Not to exceed \$1,499,790 - Financing: Water Utilities Current Funds **[APPROVED; 97-3447]**
36. Authorize a thirty-six month price agreement for liquid chlorine delivered in tanker trucks with the lowest responsible bidder of two - DPC Industries, Inc. - Not to exceed \$5,092,200 - Financing: Water Utilities Current Funds **[DID NOT PASS; BIDS REJECTED; 97-3448]**

RATIFICATION OF EMERGENCY REPAIRS

37. Authorize the ratification of an emergency repair of four (4) escalators at the Dallas Convention Center - Montgomery Kone, Inc. - \$246,854 - Financing: Event Services Current Funds **[APPROVED; 97-3449]**

CONSENT AGENDA (Continued)

RATIFICATION OF EMERGENCY REPAIRS (Continued)

38. Authorize the ratification of an emergency repair of two (2) 900-ton Trane Chillers at the Dallas Convention Center - Aggreko, Inc. - \$42,069 - Financing: Event Services Current Funds **[APPROVED; 97-3450]**

MISCELLANEOUS

39. Authorize payment of a judgment in a lawsuit styled, Cornelia Jenkins v. City of Dallas and William Cody, Cause No. 95-02772-A - Financing: Current Funds **[APPROVED; 97-3451]**
40. Authorize settlement of a lawsuit styled, Brenda O'Neal v. Rogelio Herrera and City of Dallas, Cause No. 97-02183-H - Financing: Current Funds **[APPROVED; 97-3452]**
41. Authorize settlement of a lawsuit styled, Robert Michael Cantrell v. Martin Bosse and the City of Dallas, Cause No. 97-00373-B - Financing: Current Funds **[APPROVED; 97-3453]**
42. Authorize a professional services contract with HNTB Corporation to provide consultant services for the replacement of the computerized parking and taxi revenue control system at Dallas Love Field Airport - Not to exceed \$69,941 - Financing: Aviation Capital Construction Funds **[APPROVED; 97-3454]**
43. A resolution establishing the communications policies to be followed between the City and Southwestern Bell Telephone Company and between the City and General Telephone Company of the Southwest during negotiations for renewal of the companies' respective franchise agreements - Financing: No cost consideration to the City **[APPROVED; 97-3455]**
44. Authorize an amendment to the tangible personal property tax abatement agreement with First American Real Estate Information Services, Inc., approved by the City Council on February 12, 1997, pursuant to Resolution Number 97-0453, to (1) include First American Real Estate Information Services, Inc.'s lessor, Stemmons Empire Associates, L.P., a Texas Limited Partnership, as a party to the tax abatement agreement; (2) "front-end-load" the abatement of taxes on the new tangible personal property under the tax abatement agreement by increasing the incentive from a 50% tax abatement for 10 years to a 90% tax abatement for 5 years; and (3) grant a 100% development fee rebate in an amount not to exceed \$25,000 - Financing: Public/Private Partnership Fund - Revenue: First year tax revenue estimated at \$13,402 - Five-year tax revenue estimated at \$67,010 (Estimated revenue foregone for five-year tangible personal property abatement \$603,090) **[APPROVED; 97-3456]**

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

45. Authorize an amendment to Resolution No. 97-0158 approved on January 8, 1997, authorizing a real property tax abatement agreement with American Pallet Recyclers, Inc. to add its lessor Ostrovitz and Gwinn, LLC as a party to the tax abatement agreement for property located at 2401 Vinson Street, Dallas, Texas 75217 - Financing: No cost consideration to the City **[APPROVED; 97-3457]**
46. Appointments to the Privatization Technical Subcommittee (TSC) to fill two vacancies - Financing: No cost consideration to the City **[APPROVED; 97-3458]**
47. Authorize an Interlocal Agreement with the Texas State Library for microfilm original silver master duplication and preservation services to stop loss and deterioration of microfilmed building inspection permit records - Not to exceed \$35,000 - Financing: Building Inspection Current Funds **[APPROVED; 97-3459]**
48. Authorize the third twelve (12) month renewal option, beginning October 1, 1997 through September 30, 1998, to the contract with the Southern Dallas Development Corporation to manage the City's Southern Dallas Economic Development Program promoting economic development and revitalization of Southern Dallas, Walker Consent Decree Areas, Enterprise Community, and the Enterprise Zones - Not to exceed \$350,000 - Financing: 1997-98 Community Development Grant Funds (\$200,000) and 1995-96 Community Development Grant Funds (\$150,000) **[APPROVED; 97-3460]**
49. Authorize a contract with the University of Iowa for specialized family case management training for caseworkers in the West Dallas Jobs and Training Partnership's self-sufficiency program - \$22,356 - Financing: 1996-97 Community Development Grant Funds **[APPROVED; 97-3461]**
50. Authorize a contract through the Cultural Organization Program with the Dallas Museum of Natural History Association - \$606,778 - Financing: Current Funds **[APPROVED; 97-3462]**
51. Authorize contracts with cultural organizations for the provision of services to the City through the Cultural Organization Program (list attached) - Not to exceed \$3,266,323 - Financing: Current Funds (\$3,189,238) and Texas Commission on the Arts (\$77,085) **[APPROVED; 97-3463]**
52. Authorize a contract renewal with the African American Museum - \$50,000 - Financing: 1997-98 Community Development Grant Funds **[APPROVED; 97-3464]**

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

53. Authorize the exercise of the third renewal option to extend for one year the Food and Beverage Sales and Concessions contract at Reunion Arena with the Host Marriott Corporation from December 12, 1997 to December 11, 1998 - Estimated Revenue: \$1,748,385 **[APPROVED; 97-3465]**
54. Authorize the City Manager, or his designee, to implement the Loop 12 HOMEWORKS! Program in alliance with the Federal Home Loan Mortgage Corporation (Freddie Mac) to be administered by the Housing Department; authorize the approval of the Program Statement for the Loop 12 HOMEWORKS! Program; authorize the City Manager, or his designee, to approve rehabilitation loans and/or grants of funds for the benefit of low and moderate income persons in connection with the approved Program Statement; authorize the City Manager, or his designee, to execute a Rehabilitation and Reserve Fund Agreement with Freddie Mac and Rehabilitation Loan Agreements with approved Freddie Mac lenders and other documents necessary to implement the Loop 12 HOMEWORKS! Program - \$900,000 - Financing: Frost-Leland Funds (\$400,000) and 1997-98 Community Development Grant Funds (\$500,000) **[APPROVED AS AMENDED; 97-3466]**
55. Authorize the acceptance of a federal grant program titled Major Urban Resources Libraries (MURLS) administered by the Texas State Library and execution of the grant agreement to purchase library materials and enhance electronic resources provided by the Dallas Public Library for the period October 1, 1997 through September 30, 1998 - \$150,415 - Financing: Texas State Library and Archives Commission Grant Funds **[APPROVED AS AN INDIVIDUAL ITEM; 97-3467]**
56. Authorize the City Manager to execute an agreement with the AMIGOS Bibliographic Council, Inc. for continued participation by the Dallas Public Library in the computerized data access program for bibliographic and consulting services for a twelve-month period from October 1, 1997 through September 30, 1998 - Not to exceed \$93,000 - Financing: Current Funds **[APPROVED; 97-3468]**
57. Authorize approval of the modification of the provision in Ordinance No. 21874, that established the Preservation Incentives Program, that Council be notified when approved abatements reach \$8 million to add an additional review at \$9.5 million - Financing: No cost consideration to the City **[APPROVED; 97-3469]**
58. Authorize a Preservation Incentives Tax Abatement for 108 S. Akard Street, Dallas, Texas (Magnolia Building) - Revenue: First year tax revenue at \$0 (Estimated revenue foregone for 12 year abatement \$1,740,357) **[APPROVED; 97-3470]**

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

59. Authorize an amendment to the Master License Agreement with Dallas Computer Services, Inc. for the annual license fee and usage fees for the Texas Drivers License Inquiry System for the period October 1, 1997 through September 30, 1998 - Not to exceed \$26,400 - Financing: State Grant Program Income Funds (\$12,400) and Current Funds (\$14,000) **[APPROVED; 97-3471]**
60. Authorize an extension of the City's Substandard Housing Assistance Repair (SHARE) Demonstration Program and authorize a replacement housing payment and a disbursement of funds from the SHARE Program for Floyd J. Thomas and Theresa Thomas as a result of an order to vacate and demolish by the Urban Rehabilitation Standards Board - Not to exceed \$40,000 - Financing: 1995-96 Community Development Grant Funds **[APPROVED; 97-3472]**
61. Authorize a replacement housing payment and a disbursement of funds from the Substandard Housing Assistance Repair (SHARE) Demonstration Program for homeowner Augustine Perez as a result of an order to vacate and demolish by the Urban Rehabilitation Standards Board - Not to exceed \$40,000 - Financing: 1995-96 Community Development Grant Funds **[APPROVED; 97-3473]**
62. Authorize renewal of the interlocal agreement with Dallas County to coordinate the planning and implementation of a Household Hazardous Waste (HHW) collection system and to provide public education aimed at decreasing the generation of HHW in Dallas - Not to exceed \$300,000 - Financing: Current Funds **[APPROVED; 97-3474]**
63. Authorize a contract with Peninsula Golf, Inc. to provide interruptible untreated water from Lake Lewisville for five years with two extensions of five years each for irrigation of the Stewart Peninsula Golf Course - Revenue: \$13,151 in 1997-98, \$12,901 annually thereafter **[APPROVED; 97-3475]**

PUBLIC HEARINGS AND RELATED ACTIONS

MISCELLANEOUS HEARING

64. A public hearing to receive citizen comments on the proposed use of a portion of Pegasus Plaza for other than park purposes and a resolution accepting the deed restriction amendment and designating an area for a park drive to serve the plaza and adjacent private development - Financing: No cost consideration to the City **[HEARING CLOSED; APPROVED; 97-3476]**

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)ZONING CASES - CONSENT [97-3477]

65. Application for and an ordinance granting an RR Regional Retail District on property presently zoned an LO-3 Limited Office District and an MF-2(A) Multifamily District at the northeast corner of Beckleymeade Avenue and Polk Street and a resolution authorizing acceptance of deed restrictions volunteered by the applicant, including property presently zoned an RR Regional Retail District at the southeast corner of Polk Street and I-20
Recommendation of Staff and CPC: Approval, subject to deed restrictions volunteered by the applicant
Z967-229/10313-SW(RB) [DELETED ON THE ADDENDUM; 97-3478]
66. Application for an amendment to the existing deed restrictions on the Tract I parcel of the property to delete the restriction that limits uses to parking on property presently zoned a CR Community Retail District at the west corner of Gaston Parkway and Magellan Circle, and a resolution providing for the acceptance of an amending deed restriction instrument
Recommendation of Staff and CPC: Approval
Z967-252/1308-NE(RB) [CONTINUED UNTIL 11/12/97; 97-3479]
67. Application for an MU-2 Mixed Use District on property presently zoned an NO(A) Neighborhood Office District and an MC-1 Multiple Commercial District, and termination of existing deed restrictions at the north corner of Midpark Road and Goldmark Drive
Recommendation of Staff and CPC: Approval, subject to new deed restrictions volunteered by the applicant
Z967-257/10136-NC(RB) [CPC RECOMMENDATION FOLLOWED; 97-3480]
68. 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 southeast corner of Military Parkway and Academy Drive
Recommendation of Staff and CPC: Approval for a permanent time period, subject to a site plan and conditions
Z967-284/10366-SE(RB) [CPC RECOMMENDATION FOLLOWED; 97-3481; ORDINANCE 23307]
69. Application for and an ordinance granting a Specific Use Permit for a Child-care facility on property presently zoned an MF-2(A) Multifamily District on the southwest side of Wendelkin Street, southeast of Lenway Street
Recommendation of Staff and CPC: Approval for a two-year time period, subject to a site plan and conditions
Z967-296/10217-SE(LS) [CONTINUED UNTIL 12/10/97; 97-3482]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

ZONING CASES - CONSENT (Continued)

- 70. Application for and an ordinance granting a Planned Development District for Mini-warehouse, Outside Storage, and MU-3 Mixed Use District Uses on property presently zoned an MU-3 Mixed Use District at the northeast corner of Greenville Avenue and Northwest Highway
Recommendation of Staff and CPC: Approval of a Planned Development District for Mini-warehouse, Outside Storage, and MU-3(SAH) Mixed Use (Standard Affordable Housing) District Uses, in lieu of the requested MU-3 District Uses, subject to a development plan and conditions
Z967-298/10377-NE(KC) **[CPC RECOMMENDATION FOLLOWED; 97-3483; ORDINANCE 23308]**

- 71. Application for and an ordinance granting a Planned Development District for CR Community Retail District Uses, a Child-care facility and Industrial (inside) for Light Manufacturing Uses on property presently zoned a CR Community Retail District and an R-5(A) Single Family District on both sides of Brashear Street between Troy Street and Pacific Avenue
Recommendation of Staff and CPC: Approval, subject to a development plan, landscape plan and conditions
Z967-300/10378-SE(KC) **[APPROVED AS AMENDED; 97-3484; ORDINANCE 23309]**

- 72. Application for and an ordinance granting a CR Community Retail District on property presently zoned a TH-3(A) Townhouse District at the northwest corner of the future right-of-way of Frankford Road and State Highway 190
Recommendation of Staff and CPC: Approval
Z967-302/10380-NC(KC) **[CPC RECOMMENDATION FOLLOWED; 97-3485; ORDINANCE 23310]**

- 73. Application for and an ordinance granting an amendment to Specific Use Permit No. 641 for a Private Country Club on property presently zoned an R-1ac(A) Single Family District and an MF-1(A) Multifamily District on an area generally bounded by the Dallas North Tollway, the Dallas County Line, White Rock Creek and Keller Springs Road
Recommendation of Staff and CPC: Approval, subject to a revised site plan and conditions
Z967-303/5729-NC(RB) **[CPC RECOMMENDATION FOLLOWED; 97-3486; ORDINANCE 23311]**

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

ZONING CASES - CONSENT (Continued)

- 74. Application for and an ordinance granting an amendment to the conceptual plan, the conceptual landscape plan, and conditions for Planned Development District No. 271 for Single Family and Private Recreation Club or Area Uses, and adoption of a development/landscape plan for the proposed Tract 6 portion of the property located at the southeast corner of Westgrove Drive and Angleview Drive
Recommendation of Staff and CPC: Approval
Z967-314/2654-NC(CR) **[CPC RECOMMENDATION FOLLOWED; 97-3487; ORDINANCE 23312]**

DEVELOPMENT CODE AMENDMENTS - CONSENT

- 75. Consideration of an amendment to Section 51A-4.212 (10.1) in the Dallas Development Code pertaining to the "Tower/antenna for cellular communication" use to allow a tower/antenna in a residential district if certain criteria are met, and an ordinance implementing the proposal
Recommendation of Staff and CPC: Approval
DCA 967-1 **[REFERRED TO THE TRANSPORTATION/TELECOMMUNICATIONS COMMITTEE; 97-3488]**
- 76. Consideration of an amendment to Section 51A-4.601, CREATION OF A BUILDING SITE, in the Dallas Development Code in order to acknowledge that certain recognized building sites are legal building sites, and an ordinance implementing the proposal
Recommendation of Staff and CPC: Approval
DCA 967-6 **[REFERRED TO THE HOUSING/NEIGHBORHOOD DEVELOPMENT COMMITTEE; 97-3489]**
- 77. Consideration of an amendment to the Dallas Development Code amending Article VIII, PLAT REGULATIONS, and an ordinance implementing the proposal
Recommendation of Staff and CPC: Approval
DCA 967-10 **[REFERRED TO THE HOUSING/NEIGHBORHOOD DEVELOPMENT COMMITTEE; 97-3490]**
- 78. Consideration of an amendment to Section 51A-4.507 in the Dallas Development Code in order to add a new use titled "Open Space Overlay District", and an ordinance implementing the proposal
Recommendation of Staff and CPC: Approval
DCA 967-11 **[REFERRED TO THE PARK AND RECREATION BOARD; 97-3491]**

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

ZONING CASES - INDIVIDUAL

- 79. Application for and an ordinance granting an MF-2(A) Multifamily District on property presently zoned an R-5(A) Single Family District on the southeast side of Polly Street, northeast of Meadowview Street
Recommendation of Staff: Denial
Recommendation of CPC: Approval
Z967-286/10367-SE(CR) **[CPC RECOMMENDATION FOLLOWED; 97-3492; ORDINANCE 23313]**

- 80. Application for a P Parking Subdistrict on property presently zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southeast side of Throckmorton Street, northeast of Maple Avenue
Recommendation of Staff: Approval
Recommendation of CPC: Denial without prejudice
Z967-222/10310-C(KC) **[CONTINUED UNTIL 11/12/97; 97-3493]**

ZONING CASE UNDER ADVISEMENT - INDIVIDUAL

- 81. 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 11/12/97; 97-3494]**

Note: The above application was considered by the City Council on October 8, 1997 and was taken under advisement until October 22, 1997 with the public hearing open.

BENEFIT ASSESSMENT HEARINGS

Alley between Bickers Street and Life Avenue from Puget Street to Harston Street

- 82. * Benefit assessment hearing for alley paving and wastewater main improvements for the above listed alley **[HEARING CLOSED; 97-3495]**

- 83. * Ordinance levying benefit assessments for alley paving and wastewater main improvements for the above listed alley - Financing: No cost consideration to the City
[APPROVED; 97-3495; ORDINANCE 23314]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

BENEFIT ASSESSMENT HEARINGS (Continued)

Alley between La Cabeza Drive and La Manga Drive from Spring Creek Road to La Manga Drive

84. * Benefit assessment hearing for alley paving for the above listed alley
[HEARING CLOSED; 97-3496]
85. * Ordinance levying benefit assessments for alley paving for the above listed alley - Financing: No cost consideration to the City **[APPROVED; 97-3496; ORDINANCE 23315]**

Alley between Edgefield Avenue and Windomere Avenue from Burlington Boulevard to Brooklyn Avenue

86. * Benefit assessment hearing for alley paving, water and wastewater main improvements for the above listed alley **[HEARING CLOSED; 97-3497]**
87. * Ordinance levying assessments for alley paving, water and wastewater main improvements for the above listed alley **[APPROVED; 97-3497; ORDINANCE 23316]**
88. * Authorize a contract for the construction of alley paving, water and wastewater main improvements for the above listed alley - Camino Construction, Inc., lowest responsible bidder of four - \$170,858 - Financing: 1995 Bond Funds (\$47,470), Water Utilities Bond Funds (\$62,401), Water Utilities Capital Construction Funds (\$60,987) **[APPROVED; 97-3497]**

Street Group 420 (list attached)

89. * Benefit assessment hearing for street paving, storm drainage, water and wastewater main improvements for the streets on the attached list **[HEARING CLOSED; 97-3498]**
90. * Ordinance levying benefit assessments for street paving, storm drainage, water and wastewater main improvements for the streets on the attached list **[APPROVED; 97-3498; ORDINANCE 23317]**
91. * Authorize a contract for the construction of street paving, storm drainage, water and wastewater main improvements for the streets on the attached list - BCI Utility Construction, Inc., lowest responsible bidder of five - \$297,414 - Financing: 1995 Bond Funds (\$189,984), Water Utilities Bond Funds (\$43,955), Water Utilities Capital Construction Funds (\$63,475) **[APPROVED; 97-3498]**

ITEMS FOR INDIVIDUAL CONSIDERATION

92. Consideration of appointments to boards and commissions (Executive Session, if necessary, Personnel, Sec. 551.074, T.O.M.A.) **[APPROVED APPOINTMENTS TO BOARDS; 97-3499]**
93. Authorize adoption of the City Council Calendar for 1998 - Financing: No cost consideration to the City **[DEFERRED UNTIL 11/12/97; 97-3500]**
94. Authorize the City of Dallas to enter into an economic development grant agreement under the Enterprise Community Grant Program for the period of September 10, 1997 through December 31, 2004, with the Dallas Housing Authority. The request is for operating capital, equipment, supplies and construction of the Cedar Springs Grocery Store community development project - Not to exceed \$50,000 - Financing: Enterprise Community Grant Funds **[APPROVED; 97-3501]**
95. Authorize an infrastructure cost participation agreement with LPC Park Limited Partnership in an amount equal to 30% of the eligible public infrastructure improvements or \$211,500, whichever is less, for the purpose of providing infrastructure improvements serving property located at the southwest corner of Central Expressway and Northwest Highway, Dallas, Texas, payable only after completion of improvements as evidenced by approval of the improvements by the director of Public Works and Transportation - Not to exceed \$211,500 - Financing: Public/Private Partnership Fund **[APPROVED; 97-3502]**

Reinvestment Zone Number Five (City Center TIF District)

96. * Authorize a development agreement with Walt Hall Kirby, Associates, Ltd. for the funding and construction of certain streetscape and lighting improvements in Tax Increment Financing Reinvestment Zone Number Five, City of Dallas, Texas (City Center TIF District), in an amount not to exceed \$250,000 (to be advanced by the developer and reimbursed by the City) - Financing: City Center TIF District Funds **[APPROVED; 97-3503]**
97. * Authorize a purchase and sale agreement with Walt Hall Kirby Associates, Ltd. to purchase a historical facade easement on the Kirby Building, upon completion of the building, in an amount not to exceed \$900,000 - Financing: City Center TIF District Funds (subject to availability of City Center TIF District funding and future City Council approval of funding at the time of issuance of Certificate of Occupancy) **[APPROVED; 97-3504]**

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)Reinvestment Zone Number Five (City Center TIF District) (Continued)

98. * Authorize a resolution declaring the intent of the City to reimburse Walt Hall Kirby Associates, Ltd. (developer) for funds advanced pursuant to a development agreement between the City and the developer, for certain public infrastructure improvements located in the City Center TIF District - Financing: No cost consideration to the City **[APPROVED; 97-3505]**
99. A resolution supporting the candidacy of Mary Poss for the Board of Directors of the National League of Cities (via Mayor Kirk) **[APPROVED; 97-3506]**

ITEMS FOR FURTHER CONSIDERATION

100. 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 **[DID NOT PASS; BIDS REJECTED; 97-3507]**

Executive Session **[NO EXECUTIVE SESSION HELD; 97-3511]**

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

- Debra Walker, et al v. HUD, et al.

