

AGENDA
CITY COUNCIL MEETING
JUNE 10, 1998
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBERS, CITY HALL
DALLAS, TEXAS 75201
9:00 A. M.

Invocation and Pledge of Allegiance (Council Chambers) **[98-1700]**

Agenda Item/Open Microphone Speakers **[98-1701]**

VOTING AGENDA

1. Approval of Minutes of the May 27, 1998 City Council Meeting **[NO MINUTES APPROVED; 98-1702]**

CONSENT AGENDA [98-1703]

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS

Engineering and Architectural Contracts

2. Authorize a professional services contract with Reed Fire Protection Engineering, LLC to provide design services for fire alarm systems at Old Mill Inn Restaurant, Information Center, Grand Place, Tower Building/Administration Offices, Embarcadero Building/Creative Arts, Pan American Arena, Maintenance Barn, New Pavilion and Bandshell stage area at Fair Park (\$24,700) and with Corgan Associates, Inc. for Americans with Disabilities Act renovations at various recreation centers and park facilities (\$75,300) (list attached) - \$100,000 - Financing: 1995 Bond Funds **[APPROVED; 98-1704]**

CONSENT AGENDA (Continued)AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)Authorization of Contracts

3. Authorize a contract for the construction of roof replacement and asbestos abatement at Dallas City Hall - Castro Roofing of Texas, Inc., lowest responsible bidder of six - \$799,477 - Financing: 1995 Bond Funds (\$637,936), Capital Construction Funds (\$161,541) **[APPROVED; 98-1705]**
4. Authorize a contract for the construction of partial renovation on the fifth floor, Business and Technology Division and the creation of the Nancy and Jake L. Hamon Oil and Gas Resource Center at the J. Erik Jonsson Central Library - IDG Services, Inc., lowest responsible bidder of three - \$327,300 - Financing: Capital Construction Funds (\$25,000), Nancy and Jake L. Hamon Trust Fund (\$302,300) **[APPROVED; 98-1706]**
5. Authorize a contract for the construction of bridge and drainage improvements on Adelaide Street and Kingsley Street at Lisbon Branch, and erosion control improvements at 3419 Michigan Street on Alice Creek - Texas Tech Construction, Inc., lowest responsible bidder of two - \$592,205 - Financing: 1994-95 Community Development Grant Funds (\$185,233), 1995-96 Community Development Grant Funds (\$66,884), 1985 Bond Funds (\$340,088) **[APPROVED; 98-1707]**
6. Authorize a contract for the replacement of water and wastewater mains in an area bounded by Fort Worth Avenue, Merrifield Road, Ledbetter Drive, and Buckner Boulevard and replacement of a water main in Walton Walker Boulevard from Johnson Way to Merrifield Road - Atkins Bros. Equipment Co., Inc., lowest responsible bidder of six - \$2,075,773 - Financing: Water Utilities Capital Improvement Funds **[APPROVED; 98-1708]**

Contract Amendments

7. Authorize an increase in the contract with Metalman, Inc. to provide additional stone retaining walls and columns, and miscellaneous sitework at City Park - \$21,777, from \$454,548 to \$476,325 - Financing: 1985 Bond Funds **[APPROVED; 98-1709]**
8. Authorize an increase in the contract with Metro Masonry Construction, Inc. for epoxy repair to 36 limestone panels and replacement of additional shims, plates and anchors on the Dallas Museum of Art Barrel Vault Roof - \$51,069, from \$730,241 to \$781,310 - Financing: Capital Construction Funds **[APPROVED; 98-1710]**

CONSENT AGENDA (Continued)

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Contract Amendments (Continued)

9. Authorize Supplemental Agreement No. 1 to the professional services contract with Huitt-Zollars, Inc. for the design of paving, drainage, water and wastewater improvements for the McKinney Avenue Trolley Extension project - \$117,400, from \$857,400 to \$974,800 - Financing: 1995 Bond Funds (\$40,870 to be reimbursed by the Texas Department of Transportation) **[APPROVED; 98-1711]**

Construction Miscellaneous

10. Authorize the rejection of one bid received for site development at Cummings (Phase II) and Fruitdale Parks and authorize readvertisement for new bids - Financing: No cost consideration to the City **[APPROVED; 98-1712]**

LAND MISCELLANEOUS

11. Authorize a three year renewal of the lease agreement with Dockside Threading, Inc. for approximately 3,383 square feet of office space at 1111 W. Ledbetter to be used as a Women, Infants, and Children office for the period August 1, 1998 through July 31, 2001 - \$2,960 per month, for a total of \$35,521 annually - Financing: Texas Department of Health Grant Funds **[APPROVED; 98-1713]**
12. An ordinance granting a revocable license to Landry's Crab Shack, Inc., for the use of approximately 2,005 square feet of land, to construct and maintain a sidewalk cafe, elevated deck, stairs, rails, lighting, wheelchair ramp, signs and awnings on portions of North Market Street and Corbin Street rights-of-way - Revenue: \$7,137 annually plus the \$20 ordinance publication fee **[APPROVED; 98-1714; ORDINANCE NO. 23527]**
13. An ordinance granting a revocable license to Madison Pacific Development Company, for the use of approximately 12 square feet of land, to maintain an existing aerial sign in a portion of Commerce Street right-of-way near Oakland Avenue - Revenue: \$350 plus the \$20 ordinance publication fee **[APPROVED; 98-1715; ORDINANCE NO. 23528]**
14. An ordinance granting a private license to Texas Utilities Electric Company, for the use of approximately 1,694 square feet of land, to maintain an existing basement and sidewalk lift under portions of Lane Street and Commerce Street rights-of-way - Revenue: \$350 annually plus the \$20 ordinance publication fee **[APPROVED; 98-1716; ORDINANCE NO. 23529]**

CONSENT AGENDA (Continued)

LAND MISCELLANEOUS (Continued)

15. An ordinance abandoning a portion of Pacific Avenue to Human Signs, Inc., David W. Crouch, JAS Real Estate and Development, Trustee, George M. Reeves, Barry Annino and Gig Reeves, the abutting owners, containing approximately 10,000 square feet of land, located between La France Street and East Side Avenue, and authorizing the quitclaim - Revenue: \$68,000 plus the \$20 ordinance publication fee **[DEFERRED UNTIL 06/24/98; 98-1717]**
16. An ordinance abandoning a portion of Pacific Avenue and Benson Street to Pan American Capital Corp. 1996, the abutting owner, containing approximately 11,122 square feet of land, located near the intersection of Benson Street and Pacific Avenue, and authorizing the quitclaim - Revenue: \$75,630 plus the \$20 ordinance publication fee **[APPROVED; 98-1718; ORDINANCE NO. 23530]**
17. An ordinance abandoning a portion of Pacific Avenue to Pan American Capital Corp. 1996, the abutting owner, containing approximately 10,000 square feet of land, located near the intersection of Pacific Avenue and Benson Street, and authorizing the quitclaim - Revenue: \$68,000 plus the \$20 ordinance publication fee **[APPROVED; 98-1719; ORDINANCE NO. 23531]**

PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES

18. Authorize a thirty-six month price agreement for printing and mailing of tax statements with the lowest responsible bidder of five - Myriad Systems, Inc. - Not to exceed \$219,436 - Financing: Current Funds **[APPROVED; 98-1720]**
19. Authorize a twenty-four month multiple award price agreement for bicycle parts and repair with the lowest responsible bidder of two - B & B Bicycles - Not to exceed \$87,933 - Financing: Current Funds **[APPROVED; 98-1721]**

MISCELLANEOUS

20. Authorize settlement of a lawsuit, styled Barbara Love v. Benny Nulisch and City of Dallas, Cause No. CC-97-07121-A - Financing: Current Funds **[APPROVED; 98-1722]**
21. Authorize settlement of a lawsuit, styled Irene Rodriguez and Juaguin Rodriguez v. City of Dallas and Lawrence L. Prothro, Cause No. 97-06910-D - Financing: Current Funds **[APPROVED; 98-1723]**

CONSENT AGENDA (Continued)

MISCELLANEOUS

22. Authorize a professional services contract with Jones & Boyd, Inc., for engineering services necessary in the lawsuit, styled Golden Harvest Company, Inc., N.H.T. Partnership, and Kaufman County Levee Improvement District #15 v. City of Dallas, Cause No. 42-765, and any other proceedings relating to the subject matter of this litigation, in an amount not to exceed \$35,000 - Financing: Current Funds **[APPROVED; 98-1724]**
23. Authorize Supplemental Agreement No. 1 to the professional services contract with Rimkus Consulting Group, Inc., for engineering services necessary in the lawsuit, styled James Jennings, et al. v. City of Dallas, Cause No. 95-11931-B, and any other proceedings relating to the subject matter of this litigation, in an amount not to exceed \$10,000, increasing the original contract amount from \$22,500 to \$32,500 - Financing: Current Funds **[APPROVED; 98-1725]**
24. Authorize Supplemental Agreement No. 1 to the professional services contract with DeHay & Elliston, L.L.P., for additional legal services in the lawsuit, styled Erik Williams v. City of Dallas, et al., Cause No. 3:97-CV-0296-D, and in the companion lawsuit, styled Michael Irvin v. City of Dallas, et al., Cause No. 3:97-CV-1327-D, and any other proceedings relating to the subject matter of this litigation, in an amount not to exceed \$250,000, increasing the original contract amount from \$15,000 to \$265,000 - Financing: Current Funds **[APPROVED; 98-1726]**
25. Authorize Supplemental Agreement No. 1 to the professional services contract with Matthews, Carlton, Stein, Shiels, Pearce, Dunn and Knott, L.L.P., for additional legal services in the lawsuit, styled Villasenor v. Westbrook, et al., Cause No. 97-00064-A, and any other proceedings relating to the subject matter of this litigation, in an amount not to exceed \$30,000, increasing the original contract amount from \$15,000 to \$45,000 - Financing: Current Funds **[APPROVED; 98-1727]**
26. Authorize Supplemental Agreement No. 1 to the professional services contract with Clark, West, Keller, Butler & Ellis, L.L.P., for additional legal services in the lawsuit, styled Deborah A. Branton v. City of Dallas, et al., Civil Action No. 3:97-CV-0245-P, in an amount not to exceed \$50,000, increasing the original contract amount from \$15,000 to \$65,000 - Financing: Current Funds **[APPROVED; 98-1728]**

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

27. Authorize Supplemental Agreement No. 2 to the professional services contract with Ruhter & Reynolds, Inc., (formerly known as Sartain & Co., Inc.) for expert witness services necessary in the lawsuits, styled Albert, et al. v. City of Dallas, Cause No. 199-697-94; Hill, et al. v. City of Dallas, Cause No. 95-00975-F; Willis, et al. v. City of Dallas, Cause No. 199-200-95; Barber, et al. v. City of Dallas, Cause No. 199-624-95; Parker, et al. v. City of Dallas, Cause No. 1-95-107; and Martin, et al. v. City of Dallas, et al., Cause No. 1-95-506; and any other proceedings relating to the subject matter of this litigation, in an amount not to exceed \$40,000, increasing the contract amount from \$50,000 to \$90,000 - Financing: Current Funds **[APPROVED; 98-1729]**
28. Authorize Supplemental Agreement No. 1 to the professional services contract with the Malin Group for additional expert witness assistance in the lawsuit, styled Baby Dolls Topless Saloons, Inc., d/b/a Baby Dolls Topless Saloon-East, et al. v. City of Dallas, Civil Action No. 3:96-CV-1331-R, in an amount not to exceed \$50,000, increasing the original contract amount from \$15,000 to \$65,000 - Financing: Current Funds **[APPROVED; 98-1730]**
29. Authorize Supplemental Agreement No. 1 to the professional services contract with Robert Reeves & Associates, Inc. for additional expert witness assistance in the lawsuit, styled Baby Dolls Topless Saloons, Inc. d/b/a Baby Dolls Topless Saloon-East, et al. v. City of Dallas, Civil Action No. 3:97-CV-1331-R, in an amount not to exceed \$50,000, increasing the original contract amount from \$15,000 to \$65,000 - Financing: Current Funds **[APPROVED; 98-1731]**
30. Authorize Supplemental Agreement No. 1 to the professional services contract with Brian R. Arnold and Associates for additional legal services in the lawsuit, styled Granver Tolliver v. City of Dallas, et al., Civil Action No. 3:96-CV-2629-D, in an amount not to exceed \$50,000, increasing the original contract amount from \$15,000 to \$65,000 - Financing: Current Funds **[APPROVED; 98-1732]**
31. Authorize Supplemental Agreement No. 1 to the professional services contract with Jordan Law Firm for additional legal services in the lawsuit, styled Michael Meshack v. Randy Sundquist, Marshall McLemore and Troy Klinglesmith, Cause No. 3:95-CV-1007-R, and any other proceedings relating to the subject matter of this litigation, in an amount not to exceed \$7,500, increasing the original contract amount from \$15,000 to \$22,500 - Financing: Current Funds **[APPROVED; 98-1733]**

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

32. Authorize Supplemental Agreement No. 1 to the professional services contract with Walker, Bright and Whittenton, P.C., for additional legal services in the lawsuit, styled Elizabeth A. Gates, et al. v. City of Dallas, et al., Civil Action No. 3:96-CV-2198-D, and any other proceedings relating to the subject matter of this litigation, in an amount not to exceed \$65,000, increasing the original contract amount from \$15,000 to \$80,000 - Financing: Current Funds **[APPROVED; 98-1734]**
33. Authorize approval of the bi-weekly tax action **[APPROVED; 98-1735]**
34. Authorize a public hearing to be held on June 24, 1998 to receive citizen comments on the Preliminary FY 1998-99 Consolidated Budget for U. S. Department of Housing and Urban Development grant funds, the Preliminary FY 1997-98 Community Development Block Grant Reprogramming Budget, and the Preliminary five-year Consolidated Plan for the period beginning October 1, 1998 - Financing: This action has no cost consideration to the City **[APPROVED; 98-1736]**
35. An ordinance amending Ordinance No. 23466 which granted a telecommunications franchise to Faithnet Telecommunications, Inc., to allow an additional 90 days to provide a letter of acceptance and appropriate bond and insurance information to the City - Revenue: \$694,000 over 10 years **[APPROVED; 98-1737; ORDINANCE NO. 23532]**
36. Authorize an agreement with the Texas Department of Transportation to provide reimbursement to the City of Dallas for the incremental cost incurred in the acquisition of alternative fueled vehicles in an amount not to exceed \$40,800 - Financing: Texas Department of Transportation Alternative Fuels Program Funds **[APPROVED; 98-1738]**
37. Authorize **(1)** a public hearing to be held on June 24, 1998, to receive citizen comments concerning an application for a taxicab company operating authority for Kenneth Reven McClain d/b/a Dallas County Taxi; and **(2)** Council action regarding the application for an annual taxicab operating authority for Kenneth Reven McClain d/b/a Dallas County Taxi - Financing: No cost consideration to the City
Recommendation of Staff: Denial **[APPROVED; 98-1739]**
38. Authorize acceptance of grant funds and execution of the grant agreement with the U.S. Department of Housing and Urban Development to provide rental assistance for transitional housing for homeless single adults for the period June 11, 1998 through June 10, 2001 - \$749,670 - Financing: 1997-98 Supportive Housing Grant Funds **[APPROVED; 98-1740]**

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

Employee Benefits Programs

39. * Authorize amendments to the City of Dallas 457 Plan and the Part-time, Seasonal, and Temporary Employee (PST) 457 Deferred Compensation Plan Documents in order to place the Plans in Trusts as required by State and Federal Law - Financing: No cost consideration to the City **[APPROVED; 98-1741]**
40. * Authorize exercise of the third twelve month renewal option to the contract with QRS Services for post-payment audits of hospital and other medical bills processed through the Employee and Retiree Health Benefits Plans for the period January 1, 1999 through December 31, 1999 - Not to exceed 31% of identified post audit savings per claim - Financing: No cost consideration to the City **[APPROVED; 98-1742]**
41. Authorize Supplemental Agreement No. 2 to the Master Grant Agreement with the Dallas Youth Services Corps, Inc. to provide minor and exterior home repairs for approximately 40 low-income, disabled, or elderly homeowners to be coordinated by the Housing Department's People Helping People Program and authorize an extension of the Agreement to September 30, 1999 - Not to exceed \$300,000 - Financing: 1997-98 Community Development Grant Funds (\$100,000), Section 108 Notes (\$200,000) **[APPROVED AS AN INDIVIDUAL ITEM; 98-1743]**
42. Authorize an amendment to the contract with Bob Smith, Golf Professional at Tenison Golf Course, to add commission payments generated at the Samuell-Grand Park Driving Range/Teaching Facility in the amount of 15% from golf lessons, 10% from golf ball rentals and 15% from food and drink sales; and to decrease commission payments during the approximate 10-month renovation of the Tenison West Golf Course from 15% to 10% from beer sales, from 12.5% to 5% from golf cart rentals, from 15% to 10% from food and drink sales and from 10% to 5% from golf ball rentals - Estimated annual revenue: \$45,000 **[APPROVED; 98-1744]**
43. Authorize application for a matching grant to the Texas Parks and Wildlife Department to develop new athletic fields in Elizabeth Patterson Kiest Memorial Park - Financing: No cost consideration to the City **[APPROVED; 98-1745]**
44. Authorize five-year agreements with Southwest Celtic Music Association, Streetball Partners, The Dallas Morning News; and a five-year agreement with two one-year renewal options with Dallas Wind Symphony, for the use of Fair Park facilities for festivals and/or shows - Estimated Revenue: \$62,015 annually **[APPROVED AS AN INDIVIDUAL ITEM; 98-1746]**

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

45. Authorize a public hearing to be held on June 24, 1998, to receive citizen comments on the sale of a portion of Pegasus Plaza to the developers of the Magnolia Building - Financing: No cost consideration to the City **[APPROVED; 98-1747]**

PUBLIC HEARINGS AND RELATED ACTIONS

MISCELLANEOUS HEARINGS

City Center TIF District

46. * A public hearing to receive citizen comments concerning boundary amendments to **Tax Increment Financing Reinvestment Zone Number Five, City of Dallas, Texas ("City Center TIF District")** to **include** the Wilson Building located at the northwest corner of Main and Ervay Streets and to **exclude** the Kirby Garage located at 1500 and 1504 Elm Street and corresponding amendments to the City Center TIF District Project Plan and Reinvestment Zone Financing Plan - Financing: No cost consideration to the City **[HEARING CLOSED; 98-1748]**
47. * Authorize an ordinance **(1)** amending the boundaries of **Tax Increment Financing Reinvestment Zone Number Five, City of Dallas, Texas, ("City Center TIF District")** to **include** the Wilson Building located at the northwest corner of Main and Ervay Streets and to **exclude** the Kirby Garage located at 1500 and 1504 Elm Street; and **(2)** amending the City Center TIF District Project Plan and Reinvestment Zone Financing Plan to allow for the acquisition, alteration, remodeling, repair or reconstruction of historic buildings, plan implementation and other text changes - Financing: No cost consideration to the City **[APPROVED; 98-1749; ORDINANCE NO. 23533]**
48. * Authorize **(1)** a real property tax abatement agreement with Walt Hall Kirby Associates, Ltd. for the purpose of granting a ten-year abatement of taxes on 90% of the added value to the real property in relation to the development of a parking garage within an area of the **City of Dallas Enterprise Zone Three, located at 1500-1504 Elm Street, Dallas, Texas;** **(2)** a 100% development fee rebate to Walt Hall Kirby Associates, Ltd. in an amount not to exceed \$100,000 - Revenue: First year tax revenue estimated at \$195. Ten-year tax revenue estimated at \$1,950. (Estimated revenue foregone for ten-year abatement \$17,500) - Financing: Public/Private Partnership Funds **[APPROVED; 98-1750]**

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

MISCELLANEOUS HEARINGS (Continued)

City Center TIF District (Continued)

49. * Authorize a sale and lease-back agreement with Post Properties for the acquisition and lease of the historic Wilson Building located at **1623 Main Street in Tax Increment Financing Reinvestment Zone Number Five, City of Dallas, Texas (City Center TIF District)** and establishment of appropriations - Financing: A principal amount of \$3,400,000 to be advanced by Post Properties and reimbursed with interest solely from the City Center Tax Increment Financing Fund **[APPROVED; 98-1751]**
50. A public hearing to receive citizen comments on the proposed use of Five Mile Creek Greenbelt from west of Walton Walker Boulevard to the confluence of the Trinity River for street right-of-way, utilities, floodway management, and other public facilities, and a resolution authorizing the terms and conditions of such use to serve adjacent development - Financing: No cost consideration to the City **[HEARING CLOSED; APPROVED AS AMENDED; 98-1752]**
51. A public hearing to receive citizen comments and an ordinance readopting and continuing in effect Chapter 12, "City Youth Program Standards of Care," of the Dallas City Code, to re-establish standards of care for certain city-sponsored youth programs in compliance with State law - Financing: No cost consideration to the City **[HEARING CLOSED; 98-1753; ORDINANC NO. 23534]**

Paving Design Manual

52. * A public hearing to adopt the proposed revisions to the Paving Design Manual, and a resolution authorizing the revisions - Financing: No cost consideration to the City **[HEARING CLOSED; 98-1754]**
53. * Authorize an amendment to the Dallas Development Code Subsection (c) of Section 51A-8.604, Street Engineering Design and Construction to make the standards for minor streets chart consistent with the revised Paving Design Manual of the City of Dallas, and an ordinance implementing the change - Financing: No cost consideration to the City **[APPROVED; 98-1755; ORDINANCE NO. 23535]**

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)ZONING CASES - CONSENT [98-1756]

54. Application for and an ordinance granting a Specific Use Permit for a Transit passenger station or transfer center and a Tower/antenna for cellular communication, an application for and an ordinance granting the termination of Specific Use Permit No. 54 for a Lodge, and an application for and an ordinance granting the termination of Specific Use Permit No. 1083 for a radio, television or microwave tower on property presently zoned a D(A) Duplex District, an R-7.5(A) Single Family District and a CR Community Retail District on the north side of East Northwest Highway, east of Walling Lane
Recommendation of Staff and CPC: Approval of a Specific Use Permit for a permanent time period, subject to a site/landscape plan and conditions, and approval of the termination of Specific Use Permit No. 54 for a Lodge and Specific Use Permit No. 1083 for a radio, television or microwave tower
Z978-153/8963-NE(KC) [CONTINUED UNTIL 06/24/98 WITH HEARING OPEN; 98-1757]
55. Application for and an ordinance granting a Planned Development District for CH Clustered Housing District Uses, MF-2(A) Multifamily District Uses, LO-1 Limited Office District Uses, MU-1 Mixed Use District Uses plus the additional uses of custom woodworking, furniture construction or repair, commercial cleaning or laundry plant, and machinery, heavy equipment or truck sales and service uses on property presently zoned an MF-2(A) Multifamily District, an NO(A) Neighborhood Office District, and an LO-1 Limited Office District on an area generally bounded by Hampton Road, Singleton Boulevard, Westmoreland Road, Old Trinity River, and Canada Drive
Recommendation of Staff and CPC: Approval, subject to a conceptual plan and conditions
Z978-168/10521-NW(LS) [CPC RECOMMENDATION FOLLOWED; 98-1758; ORDINANCE NO. 23536]
56. Application for and an ordinance granting a Specific Use Permit for a Group Residential Facility on property presently zoned as Planned Development District No. 362 on the northwest side of Gaston Avenue, northeast of Carroll Avenue
Recommendation of Staff and CPC: Approval for a five-year time period, with eligibility for automatic renewal for additional five-year time periods, subject to a site plan and conditions
Z978-187/1567-C(RB) [CPC RECOMMENDATION FOLLOWED; 98-1759; ORDINANCE NO. 23537]
57. A Landmark Commission authorized hearing to consider the granting of an Historic Overlay District for the Davis Building on property presently zoned a CA1(A) Central Area District on the northwest side of Main Street, northeast of Field Street, and an ordinance implementing the proposal
Recommendation of Staff and CPC: Approval, subject to preservation criteria
Z978-198/10536-C(JA) [CPC RECOMMENDATION FOLLOWED; 98-1760; ORDINANCE NO. 23538]

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

58. A Landmark Commission authorized hearing to consider the granting of an Historic Overlay District for the Albert A. Anderson house on property presently zoned as Planned Development District No. 316 at the southwest corner of Centre Street and Madison Avenue, and an ordinance implementing the proposal
Recommendation of Staff and CPC: Approval, subject to preservation criteria
Z978-199/10535-SW(JA) **[CPC RECOMMENDATION FOLLOWED; 98-1761; ORDINANCE NO. 23539]**
59. Application for and an ordinance granting a Planned Development District for CR Community Retail District Uses and a Utility or Government Installation other than listed for an elevated water storage reservoir on property presently zoned a CR Community Retail District on the east side of Idaho Avenue, north of Saner Avenue
Recommendation of Staff and CPC: Approval, subject to a development/landscape plan and conditions
Z978-202/10539-SW(ML) **[APPROVED AS AMENDED; 98-1762; ORDINANCE NO. 23540]**
60. Application for and an ordinance granting an amendment to the development plan and conditions for Subarea F-6 of Planned Development District No.186 for a Cemetery or Mausoleum and Residential Uses to allow placement of additional classroom/meeting room structures for the existing church use on the north side of West Kiest Boulevard, west of Spur 408
Recommendation of Staff and CPC: Approval
Z978-208/6480-SW(LS) **[CPC RECOMMENDATION FOLLOWED; 98-1763; ORDINANCE NO. 23541]**
61. Application for and an ordinance granting a Planned Development District for a Transit Passenger Station on property presently zoned an MU-3 Mixed Use District and an IR Industrial Research District on the south side of LBJ Freeway, east of Floyd Road
Recommendation of Staff and CPC: Approval, subject to a development plan/landscape plan and conditions
Z978-209/10553-NE(LS) **[CONTINUED UNTIL 06/24/98 WITH HEARING OPEN; 98-1764]**
62. Application for and an ordinance granting a CS Commercial Service District on property presently zoned an R-5(A) Single Family District at the southwest corner of Haskell Avenue at Owenwood Avenue
Recommendation of Staff and CPC: Approval
Z978-216/10554-SE(LS) **[CPC RECOMMENDATION FOLLOWED; 98-1765; ORDINANCE NO. 23542]**

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

63. Application for and an ordinance granting an R-1/2ac(A) Single Family District on property presently zoned an A(A) Agricultural District on the west side of Kiwanis Road, south of Grady Niblo Road
Recommendation of Staff and CPC: Approval
Z978-220/8029-SW(LS) [**CPC RECOMMENDATION FOLLOWED; 98-1766; ORDINANCE NO. 23543**]

ZONING CASE - INDIVIDUAL

64. Application for and an ordinance granting a Specific Use Permit for a Pedestrian Skybridge on property presently zoned a CA-1(A)-SP and a CA-1(A)-CP Central Area District on Federal Street between Olive Street and Harwood Street
Recommendation of Staff: Hold under advisement pending the completion of a staff analysis regarding the criteria for the pedestrian skybridge use
Recommendation of CPC: Approval for a forty-year time period, subject to a site plan and conditions
Z978-172/10546-C(RB) [**CPC RECOMMENDATION FOLLOWED; 98-1767; ORDINANCE NO. 23544**]

ZONING CASES UNDER ADVISEMENT - INDIVIDUAL

65. A City Plan Commission authorized hearing to consider the granting of a Planned Development District for a Transit Passenger Station or Transfer Center (DART) on property presently zoned a CR Community Retail District and an R-10(A) Single Family District on the south side of Forest Lane, west of the former H.&T.C. Railroad Right-of-Way, and an ordinance implementing the proposal
Recommendation of Staff and CPC: Approval, subject to a development/landscape plan and conditions
Z978-173/10529-NE(KC) [**CONTINUED UNTIL 06/24/98 WITH HEARING OPEN; 98-1768**]

Note: The above proposal was considered by the City Council at a public hearing on May 27, 1998, and was taken under advisement until June 10, 1998, with the public hearing open.

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

66. Consideration of a City Plan Commission authorized hearing to determine the proper zoning on property presently zoned as Planned Development District No. 101 for I-1 Industrial District Uses on the north side of Camp Wisdom Road between FM 1382 and Mountain Creek Parkway, and an ordinance implementing the City Plan Commission's recommendation
Recommendation of Staff: Approval of a change of zoning to an R-7.5(A) Single Family District
Recommendation of CPC: Retention of the existing Planned Development District with the deletion of the swine yard use
Z967-318/4297-SW(KC) [**ZONING CHANGE APPROVED AS AMENDED; ORDINANCE DEFERRED UNTIL 06/24/98; 98-1769**]

Note: The above proposal was considered by the City Council at a public hearing on May 27, 1998, and was taken under advisement until June 10, 1998, with the public hearing open.

67. Application for a Planned Development District for R-7.5(A) Single Family District Uses, Animal Production, Commercial Stable, Nursery, Garden Shop or Plant Sales, and Outside Storage with visual screening on property presently zoned an R-7.5(A) Single Family District on the north side of Wheatland Road, east of South R.L. Thornton Freeway (IH-35), and an ordinance implementing the City Plan Commission's recommendation
Recommendation of Staff: Denial without prejudice
Recommendation of CPC: Approval with the deletion of the animal production and commercial stable uses, subject to a development/landscape plan and conditions
Z967-329/10408-SW(RB) [**CPC RECOMMENDATION FOLLOWED; 98-1770; ORDINANCE NO. 23545**]

Note: The above application was considered by the City Council at a public hearing on May 27, 1998, and was taken under advisement until June 10, 1998, with the public hearing open.

68. Application for a Planned Development District for MH (A) Manufactured Home District Uses and a Warehouse Use on property presently zoned an A(A) Agricultural District on the southwest side of Lasater Road, northwest of Stark Road
Recommendation of Staff: Approval, subject to a development plan and conditions
Recommendation of CPC: Denial
Z978-158/10499-SE(KC) [**DENIED WITHOUT PREJUDICE; 98-1771**]

Note: The above application was considered by the City Council on May 13, 1998, and was taken under advisement until June 10, 1998, with the public hearing open.

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

69. Application for a Specific Use Permit for an Alcoholic Beverage Establishment to be used as a Private-Club Bar on property presently zoned an IR Industrial Research District on the east side of Emerald Street, south of Crown Road
Recommendation of Staff and CPC: Denial
Z978-176/10527-NW(KC) [CONTINUED UNTIL 06/24/98 WITH HEARING OPEN; 98-1772]

Note: The above application was considered by the City Council on May 13, 1998, and was taken under advisement until June 10, 1998, with the public hearing open.

FLOODPLAIN APPLICATION

70. FLOODPLAIN APPLICATION: Application for a fill permit and removal of the floodplain (FP) prefix from 0.40 acres of land currently in the 100-year floodplain of Buffalo Creek, a tributary to White Rock Creek. The property is located at the northeast corner of Forest Lane and Hillcrest Road in City Block 7462 and is zoned Planned Development 38 - Fill Permit 98-04 - Financing: No cost consideration to the City **[APPROVED; 98-1773]**

ITEMS FOR INDIVIDUAL CONSIDERATION

71. Consideration of appointments to boards and commissions (Closed Session, if necessary, Personnel, Sec. 551.074, T.O.M.A.) **[APPOINTMENTS MADE TO BOARDS; 98-1774]**
72. Adoption of the Preliminary FY 1998-99 Consolidated Budget for U. S. Department of Housing and Urban Development grant funds in an estimated amount of \$31,264,057 for the following programs and estimated amounts: Community Development Block Grant (\$21,731,057), HOME Investment Partnerships Program (\$6,443,000), Housing Opportunities for Persons with AIDS (\$2,340,000), Emergency Shelter Grant (\$750,000); Preliminary FY 1997-98 CDBG Reprogramming Budget in the amount of \$1,723,946; and Preliminary five-year Consolidated Plan for the period beginning October 1, 1998 - Financing: U. S. Department of Housing and Urban Development Grant Funds **[APPROVED AS AMENDED; 98-1775]**
73. A resolution reappointing full-time municipal court judges and associate judges, declining the reappointment of one full-time judge, designating the administrative municipal judge, appointing one associate judge and authorizing a ten per cent salary increase for municipal judges effective October 1, 1998 - \$98,577 - Financing: To be included in the FY 1998-1999 Budget **[APPROVED AS AMENDED; 98-1776]**

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

- 74. Approval of the 1998 five-year Fair Housing Strategy and one-year Work Plan for the City of Dallas required by the U.S. Department of Housing and Urban Development for receipt of Community Development Grant Funds - Financing: No cost consideration to the City **[APPROVED; 98-1777]**

ITEMS FOR FURTHER CONSIDERATION

- 75. Authorize amendments to the Minor Home Repair Program and the Home Improvement Loan Program statements to allow repairs to 283 of 635 homes designated by HUD which received Upfront Cost Assistance Program assistance between October 1, 1993 through December 31, 1995 where the home does not meet Housing Quality Standards and Minimum Housing Codes - Financing: No cost consideration to the City **[APPROVED AS AMENDED; 98-1778]**

Closed Session **[NO CLOSED SESSION HELD; 98-1779]**

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

- Debra Walker, et al v. HUD, et al.
- City of Fort Worth v. City of Dallas, et al., Cause No. 48-171109-97 (lawsuit regarding the Shelby Amendment to Wright Amendment)
- City of Dallas v. Department of Transportation, et al., Civil Action No. 4-97CV-939-A

ADDITIONS:

BRIEFING **[98-1780]**

Discussion and consideration of the process, qualifications and criteria for selecting a new City Manager

Closed Session **[NO CLOSED SESSION HELD; 98-1779]**

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

- Continental Airlines, Inc. and Continental Express, Inc. v. City of Dallas, Texas and City of Fort Worth, Texas, 398-CV-1187-R

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

- Discussion and evaluation of internal candidates for appointment to the position of City Manager

ITEMS FOR INDIVIDUAL CONSIDERATION

1. Authorize **(1)** a tangible personal property tax abatement agreement with Lazo Technologies Incorporated and its lessor Rainier Texas Properties, L.P. for the purpose of granting a ten-year abatement of 50% of the taxes on the tangible personal property new to the site in relation to the development of Lazo Technologies Incorporated manufacturing facility in **City of Dallas Enterprise Zone One located at 611 Mockingbird Lane, Dallas, Texas;** **(2)** a 100% development fee rebate to Lazo Technologies Incorporated in an amount not to exceed \$25,000; and **(3)** an economic development loan, a security agreement and note with Lazo Technologies Incorporated to purchase equipment for the start-up of its manufacturing facility - Not to exceed \$125,000 - Financing: Public/Private Partnership Funds - Revenue: First year tax revenue estimated at \$635. Ten-year tax revenue estimated at \$6,353. (Estimated revenue foregone for ten-year tangible personal property abatement \$6,353) **[APPROVED; 98-1781]**

ADDITIONS: (Continued)ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

2. A resolution authorizing a major sports celebration in honor of the Dallas Stars between June 17 and 25, 1998, in accordance with Resolution 93-4570, "A Policy Statement for Major Sports Celebrations" and authorizing the establishment of appropriations, if necessary - Not to exceed \$100,000 - Financing: Contingency Funds **[DELETED; 98-1782]**
3. Authorize the consent to the Assignment and Assumption Agreement of a Lease of Land and Facilities and Concession Contract, as amended and supplemented, (hereinafter the "Agreements") by and between Hayes Leasing Company, Inc., and Richard Knight Parking Company for the premises currently known as Shelter Park, an automobile valet parking and shuttle service at Dallas Love Field Airport - Revenue: \$545,120 annually **[APPROVED; 98-1783]**
4. Authorize **(1)** a contract with the National Council of Negro Women, Inc., or its Oak Cliff affiliate, to provide temporary residential housing for five college scholarship recipients, provide free school supplies and daily tutoring services to students of the Charles Rice Learning Center, and provide free food and clothing to persons in need; and **(2)** a 10-year lease agreement, with an option to extend for 5 additional years, for the former fire station located at 3303 W. Jefferson to be used with this program - Revenue: \$1 **[DEFERRED UNTIL 06/24/98; 98-1784]**
5. An ordinance granting a revocable license to Bryan Tower, L.P., for the use of approximately 1,065 square feet of space over Federal Street right-of-way to construct, utilize and maintain an aerial pedestrian bridge between the Bryan Tower Office Building and its parking garage near the intersection of Bryan Street and Harwood Street - Revenue: \$3,694 annually plus the \$20 ordinance publication fee **[APPROVED; 98-1785; ORDINANCE NO. 23546]**