

**AGENDA**  
**CITY COUNCIL MEETING**  
**AUGUST 12, 1998**  
**CITY OF DALLAS**  
**1500 MARILLA**  
**COUNCIL CHAMBERS, CITY HALL**  
**DALLAS, TEXAS 75201**  
**9:00 A. M.**

Invocation and Pledge of Allegiance (Council Chambers) **[98-2250]**

Agenda Item/Open Microphone Speakers **[98-2251]**

VOTING AGENDA

1. Approval of Minutes of the June 24, 1998 City Council Meeting **[APPROVED; 98-2252]**

CONSENT AGENDA **[98-2253]**

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS

Engineering and Architectural Contracts

2. Authorize a professional services contract with ArchiTexas - Architecture, Planning and Historic Preservation, Inc., to provide construction administration services for renovation of the Automobile Building, Phase I at Fair Park - \$36,166 - Financing: 1995 Bond Funds **[APPROVED; 98-2254]**

CONSENT AGENDA (Continued)

## AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Engineering and Architectural Contracts (Continued)

3. Authorize a professional services contract with Byrd/Forbes Associates, Inc. to provide engineering services and analysis of the inflow and infiltration into the wastewater collection system in the middle White Rock Creek drainage area bounded by Buckingham Road, Plano Road, Northwest Highway, and Abrams Road - \$1,278,412 - Financing: Water Utilities Capital Improvement Funds **[APPROVED; 98-2255]**
4. Authorize a professional services contract with Freese & Nichols, Inc. to provide engineering services for the replacement or rehabilitation of wastewater mains and replacement of water mains in an area bounded by Loop 12, I.H. 35 (Stemmons Freeway), I.H. 635, Hillcrest Road, Northwest Highway, Dallas North Tollway, I.H. 35 (R.L. Thornton Freeway), and Ledbetter Drive - \$999,175 - Financing: Water Utilities Capital Improvement Funds **[APPROVED; 98-2256]**
5. Authorize a professional services contract with Halff Associates, Inc. to provide engineering services for the replacement or rehabilitation of wastewater mains and replacement of water mains in an area bounded by I.H. 30, Loop 12, I.H. 35, Walnut Hill Lane, and I.H. 635 - \$1,052,992 - Financing: Water Utilities Capital Improvement Funds **[APPROVED; 98-2257]**

Authorization of Contracts

6. Authorize a contract for the construction of Lisbon Area A drainage improvements (list attached) - Camino Construction, Inc., lowest responsible bidder of four - \$509,508 - Financing: Section 108 Notes (\$498,971), 1985 Bond Funds (\$10,537) **[APPROVED; 98-2258]**
7. Authorize a contract for the replacement of sidewalks, curb and gutter, drive approaches, construction of barrier free ramps, water and wastewater main adjustments for the Sidewalk Replacement Program (list attached) - P & E Engineering, lowest responsible bidder of three - \$56,112 - Financing: 1985 Bond Funds (\$42,162), Water Utilities Capital Construction Funds (\$13,950) **[APPROVED; 98-2259]**
8. Authorize a contract for the construction of drainage improvements for Vinemont Channel from Dixon Branch to 956 Sylvania Drive - Bar Constructors, Inc., lowest responsible bidder of seven - \$1,080,829 - Financing: 1995 Bond Funds **[APPROVED; 98-2260]**
9. Authorize a contract for the construction of Joe's Creek erosion control improvements for Cox Lane to Peter Pan Drive - Craig Olden, Inc., lowest responsible bidder of four - \$536,520 - Financing: 1995 Bond Funds **[APPROVED; 98-2261]**

CONSENT AGENDA (Continued)

## AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Authorization of Contracts (Continued)

10. Authorize a contract for the East Side Water Treatment Plant Process Improvements Phase II and the Forney Pump Station Electrical and Piping Improvements - Eagle Contracting Corporation, lowest responsible bidder of six - \$19,740,000 - Financing: Water Utilities Capital Improvement Funds (\$19,576,421) and Water Utilities Capital Construction Funds (\$163,579) **[APPROVED; 98-2262]**

Police Physical Evidence Laboratory

11. \* Authorize Supplemental Agreement No. 1 to the contract with Wiginton Hooker Jeffry, P.C. - Architects for construction administration services for the renovation of the Police Physical Evidence Laboratory located at 718 Cantegral Street - \$12,250, from \$14,900 to \$27,150 - Financing: Current Funds **[APPROVED; 98-2263]**
12. \* Authorize a contract for the renovation of the Police Physical Evidence Laboratory located at 718 Cantegral Street - Morrison Liston and Spencer, Inc., lowest responsible bidder of four - \$116,520 - Financing: 1997-98 Local Law Enforcement Block Grant Funds **[APPROVED; 98-2264]**

Contract Amendments

13. Authorize an increase in the contract with Malpro General Contractors, Inc. to provide miscellaneous modifications for the construction of a gymnasium enclosure, connecting link and site improvements at Arlington Park Recreation Center - \$32,228, from \$713,403 to \$745,631 - Financing: 1995-96 Community Development Grant Funds (\$7,756) and 1985 Bond Funds (\$24,472) **[APPROVED; 98-2265]**
14. Authorize an increase in the contract with Malpro General Contractors, Inc. to provide miscellaneous modifications at K.B. Polk Recreation Center - \$84,779, from \$429,535 to \$514,314 - Financing: 1985 Bond Funds (\$49,579) and 1995 Bond Funds (\$35,200) **[APPROVED; 98-2266]**

CONSENT AGENDA (Continued)

## AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Construction Miscellaneous

15. Authorize a Participation Agreement with Cockrell Hill Development, Inc. for permanent paving improvements on Posada Drive in connection with Las Hacienda Phase Three Addition project - \$58,185 - Financing: 1995 Bond Funds **[APPROVED; 98-2267]**
16. Authorize an Interlocal Agreement with the City of Coppell for the appurtenance adjustments and relocation of a City of Dallas 30-inch water main in advance of paving of Sandy Lake Road located within Coppell city limits - Not to exceed \$1,300,000 - Financing: Water Utilities Capital Construction Funds **[APPROVED; 98-2268]**

## LAND ACQUISITION

17. Authorize acquisition of individual aviation easements over 8 residential properties above approximately 7 acres of land located in the City of Irving, Texas for the D-FW International Airport Expansion project - \$198,075 (\$95,076 in easement acquisition payments and \$102,999 in noise mitigation payments) - Financing: D-FW International Airport Joint Revenue Bonds (no cost consideration to the City) (list attached) **[APPROVED; 98-2269]**

## LAND MISCELLANEOUS

18. Authorize the City Manager to execute and deliver to Redbird Development Corporation (RDC) a written notice to cure any current defaults or defaults that reoccur in the future under the terms and conditions of its lease(s) with the City at Redbird Airport and, upon failure of RDC to cure said defaults, authorize the City Manager to execute and deliver a notice of termination to RDC, effectively terminating said lease(s) with the City - Financing: No cost consideration to the City **[DELETED ON THE ADDENDUM; 98-2270]**
19. Authorize a thirty (30) year primary term lease with two five (5) year options to extend the lease of approximately 21.29 acres of land improved with an aircraft ramp, taxiway facilities, and automobile parking with MLT Development Co. at Dallas Love Field Airport - Revenue: \$232,121 annually **[APPROVED; 98-2271]**
20. Authorize the quitclaim of 32 properties acquired by the taxing authorities from the Sheriff's Sale, to the highest bidders (list attached) - Revenue: \$196,795 **[APPROVED; 98-2272]**
21. An ordinance granting a revocable license to William A. Davis, for the use of approximately 1,199 square feet of land, to maintain existing aerial signs and awnings in portions of Jackson Street and Austin Street rights-of-way - Revenue: \$350 plus the \$20 ordinance publication fee **[APPROVED; 98-2273; ORDINANCE NO. 23592]**

CONSENT AGENDA (Continued)

## LAND MISCELLANEOUS (Continued)

22. An ordinance abandoning a portion of Crystal Street to Sylvan Partners, Ltd. and Linford USA, Inc., Trustee, the abutting owners, containing approximately 9,621 square feet of land, located near the intersection of Sylvan Avenue and Crystal Street, providing for the dedication of approximately 3,647 square feet of land needed for street right-of-way, and authorizing the quitclaim - Revenue: \$9,141 plus the \$20 ordinance publication fee **[APPROVED; 98-2274; ORDINANCE NO. 23593]**
23. An ordinance granting renewal of a private license to 1700 Commerce Street, L.P. for the use of approximately 2,183 square feet of subsurface space, to maintain the existing basement, cellar, areaway, light shaft, ventilating shaft, elevator lift, grating and awnings in Commerce Street and Ervay Street rights-of-way - Revenue: \$2,358 annually plus the \$20 ordinance publication fee **[APPROVED; 98-2275; ORDINANCE NO. 23594]**

PC Village Apartments Dallas, L.P.

24. \* An ordinance abandoning fire lane easements to PC Village Apartments Dallas, L.P., the abutting owner, containing approximately 63,953 square feet of land, located near the intersection of Southwestern Boulevard and Village Glen Drive, and authorizing the quitclaim - Revenue: \$650 plus the \$20 ordinance publication fee **[APPROVED; 98-2276; ORDINANCE NO. 23595]**
25. \* An ordinance abandoning water and wastewater easements to PC Village Apartments Dallas, L.P., the abutting owner, containing approximately 13,833 square feet of land, located near the intersection of Southwestern Boulevard and Village Glen Drive, and authorizing the quitclaim - Revenue: \$650 plus the \$20 ordinance publication fee **[APPROVED; 98-2277; ORDINANCE NO. 23596]**

SDL Partners, Ltd.

26. \* An ordinance granting a revocable license to SDL Partners, Ltd., for the use of approximately 233 square feet of land, to maintain existing awnings with signage, a brick veneer facade and a vertical sign brace in portions of Main Street and Walton Street rights-of-way - Revenue: \$350 plus the \$20 ordinance publication fee **[APPROVED; 98-2278; ORDINANCE NO. 23597]**
27. \* An ordinance granting a revocable license to SDL Partners, Ltd., for the use of approximately 21 square feet of land, to maintain an existing aerial sign and awning in a portion of Commerce Street right-of-way near Crowds Street - Revenue: \$350 plus the \$20 ordinance publication fee **[APPROVED; 98-2279; ORDINANCE NO. 23598]**

CONSENT AGENDA (Continued)

## PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES

28. Authorize a twenty-four month price agreement for compressed natural gas with the only bidder - Fleet Star of Texas, LC - Not to exceed \$488,088 - Financing: Current Funds **[APPROVED; 98-2280]**
29. Authorize a twenty-four month multiple award price agreement for tires and tubes with the lowest responsible bidders of five - Goodyear Tire & Rubber Company, Gray's Wholesale Tire Distributors, Inc., Joe Esco Tire Company, Wallace Wade Wholesale Tire, Stanley Industrial Tires, Inc. - Not to exceed \$2,500,000 - Financing: Current Funds (\$2,462,500) and Water Utilities Current Funds (\$37,500) **[APPROVED; 98-2281]**
30. Authorize the purchase and maintenance of computer equipment, computers, software and accessories with the lowest responsible bidder of seven - Monarch Systems, Inc. - \$157,145 - Financing: Current Funds **[APPROVED; 98-2282]**
31. Authorize a thirty-six month price agreement for International Truck parts and labor with the only bidder - Southwest International Trucks, Inc. - Not to exceed \$1,344,613 - Financing: Current Funds **[APPROVED; 98-2283]**
32. Authorize a thirty-six month price agreement for Kawasaki motorcycle parts and labor with the only bidder - S. D. W. Ent. Inc., dba Kawasaki City - Not to exceed \$147,384 - Financing: Current Funds **[APPROVED; 98-2284]**
33. Authorize a thirty-six month price agreement for Volvo GM Heavy Duty Truck parts and labor with the only bidder - Volvo and GMC Trucks of Dallas - Not to exceed \$514,661 - Financing: Current Funds **[APPROVED; 98-2285]**
34. Authorize a thirty-six month price agreement for brake and clutch parts with the lowest responsible bidder of four - Robertson Fleet Service, Inc. - Not to exceed \$909,450 - Financing: Current Funds **[APPROVED; 98-2286]**
35. Authorize a twenty-four month price agreement for parts cleaning machines, supplies and service with the only bidder - Safety Kleen Corp. - Not to exceed \$74,000 - Financing: Current Funds (\$63,409) and Water Utilities Current Funds (\$10,591) **[APPROVED; 98-2287]**
36. Authorize a contract for the renovation of Reunion Arena Message Centers with the only bidder - Reynolds Indoor, Inc. - Not to exceed \$78,455 - Financing: Convention Center Capital Construction Funds **[APPROVED; 98-2288]**

CONSENT AGENDA (Continued)

## PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES (Continued)

37. Authorize the replacement of Reunion Ice Floor Covering System with the only bidder - Ceco Sales Corp. - Not to exceed \$133,611 - Financing: Convention Center Capital Construction Funds **[APPROVED; 98-2289]**
38. Authorize the replacement of twenty-nine Semi-Automatic Defibrillators with Laerdal Medical Corporation - Sole Source - Not to exceed \$84,996 - Financing: Current Funds **[APPROVED; 98-2290]**
39. Authorize a twenty-four month price agreement for the rental of utility carts with the only bidder - E-Z - GO Southwest - Not to exceed \$126,327 - Financing: Current Funds **[APPROVED; 98-2291]**
40. Authorize the Sixth Amendment to the original competitively bid contract with NEC Information Systems, Inc., terminating the Fifth Amendment to the original contract for \$600,000, and purchasing an upgrade to the Automated Fingerprint Identification System computer equipment with a twelve month warranty - Not to exceed \$300,000; decreasing the contract amount from \$5,910,255 to \$5,610,255 - Total not to exceed \$300,000 - Financing: 1997-98 Local Law Enforcement Block Grant Funds **[APPROVED; 98-2292]**
41. Authorize a thirty-six month multiple award price agreement for parts and service to provide control and monitoring of flood control pumps stations and stream/rainfall gauges (SCADA/ALERT - Supervisory Control and Data Acquisition - Automated Local Evaluation in Real Time System) with the lowest responsible bidders of three - HSQ Technology, A Corporation and NovaLynx Systems, Inc. - Not to exceed \$689,955 - Financing: Current Funds **[APPROVED; 98-2293]**
42. Authorize a twenty-four month price agreement for removal of excavated materials with the lowest responsible bidder of four - Eddie Jones & Sons Trucking Service - Not to exceed \$583,000 - Financing: Water Utilities Current Funds **[APPROVED; 98-2294]**
43. Authorize the replacement of an Ion Analyzer with Zellweger Analytics, Inc. - Sole Source - Not to exceed \$53,242 - Financing: Water Utilities Capital Construction Funds **[APPROVED; 98-2295]**

## MISCELLANEOUS

44. Authorize settlement of a lawsuit, styled Betty Anderson v. City of Dallas and Douglas C. Chaney, Cause No. cc-97-5468-d - Financing: Current Funds **[APPROVED; 98-2296]**

CONSENT AGENDA (Continued)

## MISCELLANEOUS (Continued)

45. Authorize settlement of a lawsuit, styled James Baker v. R.D. Young and City of Dallas, Cause No. 96-04279-L - Financing: Current Funds **[APPROVED; 98-2297]**
46. Authorize settlement of a complaint, styled Timothy Barbour v. City of Dallas, Equal Employment Opportunity Commission Charge No. 310 98 0105 – Financing: Current Funds **[APPROVED; 98-2298]**
47. Authorize a contract with HNTB Corporation to provide parking garage capacity/financial feasibility analyses, structural and people mover concepts and operational plans at Dallas Love Field Airport - Not to exceed \$688,500 - Financing: Aviation Capital Construction Funds **[APPROVED; 98-2299]**
48. Authorize a public hearing to be held on August 26, 1998 to receive citizen comments in preparation of the proposed FY 1998-99 Operating, Capital, Grant and Trust budgets - Financing: No cost consideration to the City **[APPROVED; 98-2300]**
49. Authorize approval of the bi-weekly tax action **[APPROVED; 98-2301]**
50. An ordinance awarding a franchise for 10 years to Taylor Communications Group (Taylor) to provide local exchange telephone services - Revenue: \$794,000 over 10 years **[DELETED; 98-2302]**
51. 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, 1998 through August 31, 1999 - \$283,309 - Financing: Texas Commission on Alcohol and Drug Abuse Grant Funds **[APPROVED; 98-2303]**
52. Authorize a contract with the Texas Department of Health to enforce state and federal asbestos demolition and renovation regulations within the city limits for the period September 1, 1998 through August 31, 1999 - \$99,265 - Financing: Texas Department of Health Grant Funds **[APPROVED; 98-2304]**

Texas Natural Resource Conservation Commission

53. \* Authorize application for and acceptance of grant funds from the Texas Natural Resource Conservation Commission to continue the City of Dallas Air Pollution Control Program for the period September 1, 1998 through August 31, 1999 - \$175,138 - Financing: Texas Natural Resource Conservation Commission Grant Funds **[APPROVED; 98-2305]**

CONSENT AGENDA (Continued)

## MISCELLANEOUS (Continued)

Texas Natural Resource Conservation Commission (Continued)

54. \* Authorize application for and acceptance of grant funds from the Texas Natural Resource Conservation Commission to reimburse costs associated with providing air pollution control services for the period September 1, 1998 through August 31, 1999 - \$257,635 - Financing: Texas Natural Resource Conservation Commission Grant Funds **[APPROVED; 98-2306]**
55. Authorize application for and acceptance of grant funds from the Texas Commission on the Arts for general operation and project support to arts and cultural organizations in the city of Dallas for the period September 1, 1998 through August 31, 1999, and execution of the grant agreement - \$145,325 - Financing: Texas Commission on the Arts Grant Funds **[APPROVED; 98-2307]**
56. Rescind City Council Resolution #97-2004 that approved a Rental Housing Preservation Program loan to the Center for Housing Resources to rehabilitate the Carolina Chase Apartments, located at 5351 Peterson Lane, authorize an increase in the Rental Housing Preservation Program loan to NationsBank Community Development Corporation (Nations CDC) to include acquisition and rehabilitation of the 224-unit Steppington Apartments located at 10640 Steppington Drive by \$665,386 from \$597,517 to \$1,262,903 and increase the number of rental units deed restricted for the Walker Consent Decree by 17, from 19 to 36, and clarify the definition of affordable rents for Community Development Block Grant (CDBG) assisted rental housing projects - \$665,386 - Financing: 1995-96 Community Development Grant Funds **[APPROVED; 98-2308]**
57. Authorize a payment to Daiwa Finance Corporation, the lender, for the 256-unit Deerfield Apartments, located at 9670 Forest Lane, owned by the City of Dallas Multifamily Housing Acquisition Corporation in exchange for modifications to existing deed restrictions to provide 27 units for compliance with the Walker Consent Decree - \$100,000 - Financing: Walker Contingency Funds **[APPROVED; 98-2309]**
58. Authorize application for and acceptance of the 1998-99 Zip Code 75216 Community Youth Development grant to keep children off the streets during school and curfew hours, reducing their vulnerability and accessibility to crime, from the Texas Department of Protective and Regulatory Services and execution of the grant agreement - \$29,260 - Financing: Texas Department of Protective and Regulatory Services Funds through its fiscal agent, the Community Council of Greater Dallas **[APPROVED; 98-2310]**

CONSENT AGENDA (Continued)

## MISCELLANEOUS (Continued)

59. An ordinance amending Chapter 2 of the Dallas City Code to clarify duties of the Citizen's Safety Advisory Committee relating to school crossing guards, school sidewalks, and other school-child safety issues, and repealing Section 2 of Resolution No. 91-1363, passed by the City Council on April 24, 1991, which created the School Crossing Guard Board - Financing: No cost consideration to the City **[REFERRED BACK TO THE CITIZEN'S SAFETY ADVISORY COMMITTEE; 98-2311]**
60. Authorize acceptance of a continuation law enforcement-related grant entitled Commercial Auto Theft Interdiction Squad/6 for a program which aids in solving crimes from the Automobile Theft Prevention Authority and execution of the grant agreement - Not to exceed \$650,000 - Financing: 1998-99 State Automobile Theft Prevention Authority Grant Funds **[APPROVED; 98-2312]**
61. Authorize an Interlocal Agreement with the Texas Department of Transportation to install communication and traffic video conferencing equipment at City Hall - \$21,000 - Financing: 1985 Bond Funds **[APPROVED; 98-2313]**
62. Authorize a replacement housing payment and disbursement of funds from the Substandard Housing Assistance Repair Demonstration Program for homeowner, Velma Brooks, as a result of an order to vacate and demolish by the Urban Rehabilitation Standards Board in an amount not to exceed \$40,000 - Financing: 1995-96 Community Development Grant Funds (\$17,500), 1996-97 Community Development Grant Funds (\$22,500) **[APPROVED; 98-2314]**
63. Authorize a replacement housing payment and disbursement of funds from the Substandard Housing Assistance Repair Demonstration Program for homeowner, Thurman Green, as a result of an order to vacate and demolish by the Urban Rehabilitation Standards Board in an amount not to exceed \$40,000 - Financing: 1995-96 Community Development Grant Funds (\$17,500), 1996-97 Community Development Grant Funds (\$22,500) **[APPROVED; 98-2315]**

PUBLIC HEARINGS AND RELATED ACTIONSZONING CASES - CONSENT **[APPROVED; 98-2316]**

64. Application for and an ordinance granting a P(A) Parking District on property presently zoned an R-5(A) Single Family District on the east side of Obenchain Street, north of Singleton Boulevard, and a resolution authorizing acceptance of a deed restriction instrument submitted in conjunction with the change of zoning  
Recommendation of Staff and CPC: Approval, subject to deed restrictions volunteered by the applicant  
Z978-194/10540-NW(ML) **[CPC RECOMMENDATION FOLLOWED; 98-2317; ORDINANCE NO. 23599]**

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

65. Application for and an ordinance granting an amendment to and the renewal of Specific Use Permit No. 1299 for a Child-care facility to include a private school use (MI Escuelita, Inc.) on property presently zoned an MF-2(A) Multifamily District at the east corner of Bryan Street and Munger Boulevard  
Recommendation of Staff and CPC: Approval of the amendment to and the renewal of Specific Use Permit No. 1299 for a five-year time period with eligibility for automatic renewal for additional five-year time periods, subject to a site plan and conditions  
Z978-244/10089-C(KC) [CPC RECOMMENDATION FOLLOWED; 98-2318; ORDINANCE NO. 23600]
66. Application for an MU-3 Mixed Use District on property presently zoned a GO(A) General Office District on the north side of Belt Line Road, east of the Dallas North Tollway, and an ordinance granting an MU-3 (SAH) Mixed Use (Standard Affordable Housing) District, and a resolution accepting a deed restriction instrument submitted in conjunction with the change of zoning  
Recommendation of Staff and CPC: Approval of an MU-3(SAH) Mixed Use (Standard Affordable Housing) District, subject to deed restrictions volunteered by the applicant, in lieu of the requested MU-3 Mixed Use District  
Z978-247/9423-NC(KC) [CPC RECOMMENDATION FOLLOWED; 98-2319; ORDINANCE NO. 23601]
67. Application for and an ordinance granting an amendment to Planned Development District No. 211 to amend the conceptual plan and development plan and approval of a landscape plan on property on the west side of Noel Road, north of Spring Valley Road  
Recommendation of Staff and CPC: Approval  
Z978-251/1291-NC(LS) [CPC RECOMMENDATION FOLLOWED; 98-2320; ORDINANCE NO. 23602]
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 on the east side of Pleasant Drive, north of Bearden Lane  
Recommendation of Staff and CPC: Approval for a two-year time period with eligibility for automatic renewal for additional five-year time periods, subject to a site plan and conditions  
Z978-252/10585-SE(LS) [CPC RECOMMENDATION FOLLOWED; 98-2321; ORDINANCE NO. 23603]
69. Application for and an ordinance granting a Specific Use Permit for a Public School (West Oak Cliff Charter School) on property presently zoned an R-5(A) Single Family District at the northeast corner of West Illinois Avenue and Andrews Street  
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  
Z978-254/10194-SW(LS) [CPC RECOMMENDATION FOLLOWED; 98-2322; ORDINANCE NO. 23604]

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

70. Application for and an ordinance granting a Specific Use Permit for a Public School (Eagle Charter School) on property presently zoned an R-7.5(A) Single Family District on the northwest side of E. Ledbetter Drive, northeast of Veterans Drive  
Recommendation of Staff and CPC: Approval for a two-year time period with eligibility for automatic renewal for additional five-year time periods, subject to a site plan and conditions  
Z978-257/10601-SE(ML) **[CPC RECOMMENDATION FOLLOWED; 98-2323; ORDINANCE NO. 23605]**
71. Application for an MF-2(A) Multifamily District on property presently zoned a CS-D-1 Commercial Service -Dry District and an R-7.5(A) Single Family District on the southwest side of C.F. Hawn Freeway, southeast of South Belt Line Road, and an ordinance granting an MF-2(SAH)-D Multifamily (Standard Affordable Housing)-Dry District  
Recommendation of Staff and CPC: Approval of an MF-2(SAH) Multifamily (Standard Affordable Housing) District with retention of the Dry Overlay, in lieu of the requested MF-2(A) Multifamily District  
Z978-259/10602-SE(ML) **[CPC RECOMMENDATION FOLLOWED; 98-2324; ORDINANCE NO. 23606]**
72. Application for and an ordinance granting an amendment to the site plan for Specific Use Permit No. 1350 for a Mini-warehouse on property presently zoned as Subdistrict F within Planned Development District No. 305 for Mixed Uses on property at the north corner of Haskell Avenue and Office Parkway  
Recommendation of Staff and CPC: Approval  
Z978-262/10397-C(RB) **[CPC RECOMMENDATION FOLLOWED; 98-2325; ORDINANCE NO. 23607]**
73. Application for and an ordinance granting an amendment to and the renewal of Specific Use Permit No. 1285 for a Child-care facility on property presently zoned an R-7.5(A) Single Family District on the south side of Forney Road, east of Lomax Drive  
Recommendation of Staff and CPC: Approval of the renewal of Specific Use Permit No. 1285 for a five-year time period with eligibility for automatic renewal for additional five-year time periods, subject to a site plan and conditions  
Z978-263/10018-SE(RB) **[CPC RECOMMENDATION FOLLOWED; 98-2326; ORDINANCE NO. 23608]**
74. Application for and an ordinance granting an MF-3(A) Multifamily District on property presently zoned a GO(A) General Office District on the east side of Steppington Drive, north of Riverfall Drive  
Recommendation of Staff and CPC: Approval  
Z978-273/10610-NC(LS) **[CPC RECOMMENDATION FOLLOWED; 98-2327; ORDINANCE NO. 23609]**

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

75. Application for and an ordinance granting a Specific Use Permit for a Private school (Isaac Mayer Wise Academy) and a Child-care facility on property presently zoned an R-1/2ac(A) Single Family District at the southeast corner of Hillcrest Road and Alpha Road  
Recommendation of Staff and CPC: Approval for a permanent time period, subject to a site plan and conditions  
Z978-277/10617-NC(PN) **[APPROVED AS AMENDED; 98-2328; ORDINANCE NO. 23610]**

ZONING CASES - INDIVIDUAL

76. Application for a CR-MD-1 Community Retail District with a Modified Delta Overlay District on property presently zoned an MF-2(A)-MD-1 Multifamily District with a Modified Delta Overlay District at the northwest corner of LaVista Drive and Hope Street  
Recommendation of Staff and CPC: Denial  
Z978-126/10469-C(LS) **[CPC RECOMMENDATION FOLLOWED; 98-2329]**
77. Application for a Specific Use Permit for Multifamily Uses on property presently zoned as Area 5 within Planned Development District No. 465, the Arlington Park Special Purpose District, at the southwest corner of Chattanooga Place and Cemetery Drive  
Recommendation of Staff: Approval for a permanent time period, subject to a site plan and conditions  
Recommendation of CPC: Denial without prejudice  
Z978-191/10159-NW(KC) **[CONTINUED UNTIL 09/09/98 WITH HEARING OPEN; 98-2330]**
78. Application for and an ordinance granting an amendment to the conditions for the Tract IIA portion of Planned Development District No. 160 for Residential and Office Uses by creating a new Tract IIc that would permit Tract IIA uses and development standards as well as permitting a surface parking use on property on the northwest side of Bishop Avenue, southwest of Colorado Boulevard  
Recommendation of Staff: Denial  
Recommendation of CPC: Approval, subject to conditions  
Z978-203/5983-SW(RB) **[CONTINUED UNTIL 08/23/98 WITH HEARING OPEN; 98-2331]**

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

79. Application for and an ordinance granting a Planned Development District for a Private School, Church, and a Mounted Cellular Antenna on property presently zoned a D(A) Duplex District and a CR Community Retail District on both sides of Hillcrest Road, north of Arapaho Road  
Recommendation of Staff: Approval of the Tract I portion of the area of request, subject to a development/landscape plan and conditions, and denial of the Tract II portion of the area of request  
Recommendation of CPC: Approval, subject to a development/landscape plan and conditions  
Z978-204/10149-NC(RB) **[CONTINUED UNTIL 08/26/98 WITH HEARING OPEN; 98-2332]**
80. Application for an MF-2(A) Multifamily District and the termination of the existing deed restrictions on property presently zoned an LO-3 Limited Office District and a CR Community Retail District at the north and west corners of Clark Road and Clarkridge Drive, and an ordinance granting an MF-1 (SAH) Multifamily (Standard Affordable Housing) District, and a resolution accepting an instrument terminating the existing deed restrictions and an instrument containing new deed restrictions  
Recommendation of Staff: Denial of an MF-2(A) Multifamily District, but approval of a CH Clustered Housing District, and approval of the termination of the existing deed restrictions  
Recommendation of CPC: Approval of an MF-1(SAH) Multifamily (Standard Affordable Housing), subject to deed restrictions volunteered by the applicant, in lieu of the requested MF-2(A) Multifamily District, and approval of the termination of the existing deed restrictions  
Z978-245/6324-SW(KC) **[CPC RECOMMENDATION FOLLOWED; 98-2333; ORDINANCE NO. 23611]**

ZONING CASES UNDER ADVISEMENT - INDIVIDUAL

81. Application for and an ordinance granting an MF-1(A) Multifamily District on property presently zoned an R-7.5(A) Single Family District on the south side of LaRue Street, east of Duncanville Road, and a resolution authorizing acceptance of a deed restriction instrument submitted in conjunction with the change of zoning  
Recommendation of Staff and CPC: Approval, subject to deed restrictions volunteered by the applicant  
Z978-243/10577-SW(KC) **[CPC RECOMMENDATION FOLLOWED; 98-2334; ORDINANCE NO. 23612]**

Note: This application was considered by the City Council at a public hearing on June 24, 1998, and was taken under advisement until August 12, 1998, with the public hearing open.

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

82. Application for and an ordinance granting an MF-2(A) Multifamily District on property presently zoned a TH-3(A) Townhouse District at the eastern terminus of LeHavre Drive, east of Westmoreland Road, and a resolution authorizing acceptance of a deed restriction instrument submitted in conjunction with the change of zoning  
Recommendation of Staff: Approval  
Recommendation of CPC: Approval, subject to deed restrictions volunteered by the applicant  
Z978-205/10563-SW(ML) [CPC RECOMMENDATION FOLLOWED; 98-2335;  
**ORDINANCE NO. 23613]**

Note: This application was considered by the City Council at a public hearing on June 24, 1998, and was taken under advisement until August 12, 1998, with the public hearing open.

## DEVELOPMENT CODE AMENDMENT

83. Consideration of an amendment to the Dallas Development Code amending Section 51A-4.311, "SPECIAL EXCEPTIONS," authorizing the Board of Adjustment to grant a reduction of up to 50 percent of the required off-street parking spaces for the industrial (inside) use, and an ordinance implementing the proposal  
Recommendation of Staff and CPC: Approval  
DCA 978-2 [CPC RECOMMENDATION FOLLOWED; 98-2336; **ORDINANCE NO. 23614]**

## FLOODPLAIN APPLICATIONS

84. Application for a fill permit and removal of the floodplain (FP) prefix from .44 acres of land currently located in the 100-year floodplain of Bachman Creek. The property is located on Guernsey Court south of Northwest Highway in City Block 5573, Lots C and H and is zoned Residential 10 (A) - Fill Permit 98-07 - Financing: No cost consideration to the City [APPROVED; 98-2337]
85. Application for a fill permit and removal of the floodplain (FP) prefix from 0.18 acres of land currently in the 100-year floodplain of Knights Branch. The property is located at 5910 Cedar Springs Road and is zoned Planned Development 193 - Fill Permit 98-06 - Financing: No cost consideration to the City [APPROVED; 98-2338]

ITEMS FOR INDIVIDUAL CONSIDERATION

86. Consideration of appointments to boards and commissions (Closed Session, if necessary, Personnel, Sec. 551.074, T.O.M.A.) **[APPOINTMENTS MADE TO BOARDS; 98-2339]**
87. An ordinance authorizing 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 (Z978-176/10527-NW(KC) - Financing: No cost consideration to the City **[APPROVED; 98- 98-2340; ORDINANCE NO. 23615]**
88. Declare approximately 1.4 acres of city-owned land, located on Reunion Boulevard at Sports Street, unwanted and unneeded and authorize its sale to Reunion Hotel/Tower Joint Venture, the highest bidder of 5 bids received - Revenue: \$100,415 **[APPROVED; 98-2341]**
89. An ordinance amending Chapter 28 of the Dallas City Code to establish a "no cruising zone" in the Deep Ellum District; to create an offense for cruising in the "no cruising zone," with certain defenses; and to provide a penalty not to exceed \$500. (Mayor Pro Tem Poss, Deputy Mayor Pro Tem Salazar, Councilmembers Lipscomb, Walne, Mallory Caraway, Mayes, Hicks, Blumer, Loza, Duncan, Miller, Finkelman, Greyson, Forsythe Lill) **[APPROVED; 98-2342; ORDINANCE NO. 23616]**
90. An ordinance amending Chapter 2 of the Dallas City Code to define terms; to provide when a city officer or employee is considered to be negotiating concerning prospective employment or a prospective business opportunity, thereby requiring disclosure to the city manager or other appointing official or body; to restrict a former city officer or employee in representing before the city, or receiving compensation from, another person or organization on certain matters after leaving city service or employment; to provide for city council waiver of these restrictions; to require a city officer to abstain from voting or participating in discussions on a matter involving a customer, client, patient, or business associate of a business entity in which the city officer has a financial interest; to make certain nonsubstantive changes; to provide a criminal penalty not to exceed \$500; and to provide an effective date (Deputy Mayor Pro Tem Salazar, Councilmembers Blumer, Loza, Duncan, Miller, Hicks via Mayor Kirk) **[DEFERRED UNTIL 10/07/98; 98-2343]**

## ITEMS FOR FURTHER CONSIDERATION

91. Appointments to the Privatization Technical Subcommittee to fill four vacancies - Financing: No cost consideration to the City **[DEFERRED UNTIL 09/23/98; 98-2344]**

Closed Session **[NO CLOSED SESSION HELD; 98-2345]**

## 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

- Continental Airlines, Inc. and Continental Express, Inc. v. City of Dallas, Texas and City of Fort Worth, Texas, Cause No. 3-98-CV-1187-R

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

- Discussion of the appointment of an interim City Manager
- Discussion and evaluation of candidates for appointment to the positions of City Secretary and City Attorney

## ADDENDUM

ADDITIONS:

Closed Session **[NO CLOSED SESSION HELD; 98-2345]**

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

- Dallas Firefighters Association et. al.,  
v. City of Dallas, Texas, Cause No. 96-11138

ITEMS FOR INDIVIDUAL CONSIDERATION

1. A resolution appointing Gavino D. Sotelo as interim City Manager for the City of Dallas **[APPROVED; 98-2346]**

Baylor Health Care System

2. \* An ordinance abandoning Gordon Alley, a portion of Junius Street, a portion of Worth Street, a portion of Hall Street and a portion of the air rights over Hall Street to Baylor Health Care System and Baylor University Medical Center, the abutting owners, containing approximately 57,048 square feet of land, located near the intersection of Walton Street and T & P Railroad, authorizing the quitclaim, providing for the dedication of approximately 49,337 square feet of land needed for the CBD Pike/Fair Park Link and assumption of approximately \$57,743 in demolition costs - Revenue: \$650 plus the \$20 ordinance publication fee **[APPROVED; 98-2347; ORDINANCE NO. 23617]**
3. \* An ordinance abandoning a portion of a wastewater easement to Baylor Health Care System, the abutting owner, containing approximately 4,396 square feet of land, located near the intersection of Washington Avenue and Worth Street, and authorizing the quitclaim - Revenue: \$650 plus the \$20 ordinance publication fee **[APPROVED; 98-2348; ORDINANCE NO. 23618]**

## ADDENDUM

ADDITIONS:ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

4. An ordinance abandoning a portion of an alley to Los Barrios Unidos Community Clinic, Inc. and Steven Michael Taylor, the abutting owners, containing approximately 6,947 square feet of land, located near the intersection of Singleton Boulevard and Sylvan Avenue, providing for the dedication of approximately 4,980 square feet of land needed for an alley easement and authorizing the quitclaim - Revenue: \$3,010 plus the \$20 ordinance publication fee **[APPROVED; 98-2349; ORDINANCE NO. 23619]**
5. Authorize payment to St. Paul Fire and Marine Insurance Company of the annual premium for the supersedeas bond necessary to appeal the case of LJ&J Corporation d/b/a Streetz, Foreman Office Products, Inc., Jerry Apodaca, individually and d/b/a Akard Shoe Repair, Dr. Diane B. Mosbacher and Dr. Mathew Bashoever, individually and d/b/a Accent Optical, Gifts, Gifts, Gifts, a Texas general partnership, and Sub Total Sub Shoppe, Inc. v. City of Dallas, Cause Nos. 3:94-CV-2420-H and 3:95-CV-0554-H, in an amount not to exceed \$30,000 each year for the next two years, total not to exceed \$60,000 - Financing: Current Funds **[APPROVED; 98-2350]**

DELETION

18. Authorize the City Manager to execute and deliver to Redbird Development Corporation (RDC) a written notice to cure any current defaults or defaults that reoccur in the future under the terms and conditions of its lease(s) with the City at Redbird Airport and, upon failure of RDC to cure said defaults, authorize the City Manager to execute and deliver a notice of termination to RDC, effectively terminating said lease(s) with the City - Financing: No cost consideration to the City **[98-2270]**

CORRECTION

67. Application for and an ordinance granting an amendment to Planned Development District No. 211 to amend the conceptual plan and development plan ~~and approval of a landscape plan~~ on property on the west side of Noel Road, north of Spring Valley Road Recommendation of Staff and CPC: Approval  
Z978-251/1291-NC(LS) **[98-2320]**