

AGENDA
CITY COUNCIL MEETING
SEPTEMBER 23, 1998
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBERS, CITY HALL
DALLAS, TEXAS 75201
9:00 A. M.

Invocation and Pledge of Allegiance (Council Chambers) **[98-2700]**

Agenda Item/Open Microphone Speakers **[98-2701]**

VOTING AGENDA

1. Approval of Minutes of the September 9, 1998 City Council Meeting **[APPROVED; 98-2702]**

CONSENT AGENDA **[98-2703]**

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS

Engineering and Architectural Contracts

2. Authorize a professional services contract with Pacheco Koch Consulting Engineers for the design of Davis/Bishop Area landscaping, lighting, and parking, water and wastewater main improvements (list attached) - \$120,260 - Financing: 1997-98 Community Development Grant Funds (\$94,860), Water Utilities Capital Construction Funds (\$25,400) **[APPROVED; 98-2704]**

CONSENT AGENDA (Continued)

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Engineering and Architectural Contracts (Continued)

3. Authorize a professional services contract with Camp Dresser & McKee, Inc. for the clarifier and mechanical improvements at Southside Wastewater Treatment Plant - \$1,716,000 - Financing: Water Utilities Capital Construction Funds **[APPROVED; 98-2705]**
4. Authorize a professional services contract with Huitt-Zollars, Inc. to provide engineering services for a water main in Walnut Hill Lane from Denton Drive to Gaywood Road - \$459,205 - Financing: Water Utilities Capital Construction Funds **[APPROVED; 98-2706]**
5. Authorize a professional services contract with Chiang, Patel & Yerby, Inc. to provide engineering services for the update of the Dallas Long Range Water Supply Plan - \$799,574 - Financing: Water Utilities Capital Construction Funds **[APPROVED; 98-2707]**
6. Authorize a professional services contract with Wendy Lopez & Associates, Inc. to provide engineering services for the replacement or rehabilitation of wastewater mains and replacement of water mains located approximately in an area bounded by Illinois Avenue, I.H. 45, I.H. 20, and I.H. 35 - \$1,049,590 - Financing: Water Utilities Capital Construction Funds **[APPROVED; 98-2708]**

Authorization of Contracts

7. Authorize a contract for the renovation of seventeen existing City public buildings for compliance with the Americans with Disabilities Act (list attached) - K C Construction Services, Inc., lowest responsible bidder of two - \$581,292 - Financing: 1985 Bond Funds **[APPROVED; 98-2709]**
8. Authorize a contract for the construction of Lisbon Area B drainage improvements (list attached) - C. D. Pugsley, Inc., lowest responsible bidder of two - \$1,693,264 - Financing: Section 108 Notes (\$1,569,104), 1985 Bond Funds (\$124,160) **[APPROVED; 98-2710]**
9. Authorize a contract for the reconstruction of alley paving improvements on Alley Group 97-01 (list attached) - Camino Construction, Inc., lowest responsible bidder of four - \$434,693 - Financing: 1995 Bond Funds (\$280,607), Water Utilities Capital Construction Funds (\$154,086) **[APPROVED; 98-2711]**

CONSENT AGENDA (Continued)

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Authorization of Contracts (Continued)

10. Authorize a contract for the renovation of Ballroom A at the Dallas Convention Center - Meridian Commercial, Inc., lowest responsible bidder of three - \$706,959 - Financing: 1992 Convention Center Expansion Funds **[APPROVED; 98-2712]**
11. Authorize a contract for paving cut repairs at various locations throughout the City of Dallas - Texas Standard Construction, Inc., only bidder - \$1,687,949 - Financing: Water Utilities Capital Construction Funds **[APPROVED; 98-2713]**
12. Authorize **(1)** application and acceptance of Federal Aviation Administration Airport Improvement Program Grant funds in an amount not to exceed \$841,919 (\$655,169 for construction and \$186,750 for engineering design and engineering construction management services), and **(2)** a contract for the replacement of the perimeter fence at Dallas Love Field Airport - A-1 American Fence, Inc., lowest responsible bidder of three - \$873,559 - Financing: FAA Airport Improvement Program Grant Funds (75%) (\$655,169), Aviation Capital Construction Funds (25%) (\$218,390) **[APPROVED; 98-2714]**
13. Authorize **(1)** application and acceptance of Federal Aviation Administration Airport Improvement Program Grant funds in the amount not to exceed \$3,467,995 and **(2)** authorize a contract for the rehabilitation of airfield lighting and reconstruction of electrical vaults at the Dallas Love Field Airport - Walker Engineering, Inc., lowest responsible bidder of three - \$4,623,993 - Financing: FAA Airport Improvement Program Grant Funds (75%) (\$3,467,995), Aviation Capital Construction Funds (25%) (\$1,155,998) **[APPROVED; 98-2715]**

Contract Amendments

14. Authorize **(1)** application and acceptance of Federal Aviation Administration Airport Improvement Program Grant funds in the amount not to exceed \$325,523 (which is 75% of the total project cost of \$434,030) and **(2)** Supplemental Agreement No. 1 to the contract with PSA Engineering, Inc. to provide engineering services and construction management for the reconstruction of airfield lighting and electrical vaults at the Dallas Love Field Airport - \$270,250, from \$163,780 to \$434,030 - Financing: FAA Airport Improvement Program Grant Funds (75%) (\$202,688), Aviation Capital Construction Funds (25%) (\$67,562) **[APPROVED; 98-2716]**
15. Authorize Supplemental Agreement No. 2 to the contract with DAL-TECH Engineering, Inc. for engineering design services for incorporation of landscape features on Colorado Boulevard from Blaylock Drive to IH 35 - \$43,875, from \$91,632 to \$135,507 - Financing: 1995 Bond Funds **[APPROVED; 98-2717]**

CONSENT AGENDA (Continued)

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Construction Miscellaneous

16. Authorize the renovation of the Westmoreland Heights Shopping Center with the lowest responsible bidder of two - Mart, Inc. - Not to exceed \$290,432 - Financing: 1995-96 Community Development Grant Funds (\$290,000) and 1994-95 Community Development Grant Funds (\$432) **[APPROVED; 98-2718]**

LAND ACQUISITION

17. Authorize a settlement in lieu of proceeding to a jury trial for acquisition of approximately 15,071 square feet of land, improved with an outdoor advertising billboard, from Stephen Michael Millwee and Melvin W. Jackson, for the Trinity Express Commuter Rail Project on the RAILTRAN Corridor near the intersection of Oak Lawn Avenue and Alamo Street - \$17,300 in addition to the previously authorized \$37,700 - Financing: RAILTRAN Current Funds **[APPROVED; 98-2719]**

LAND MISCELLANEOUS

18. Authorize the City Manager to execute a lease of land and facilities at Love Field Airport with Hertz Corporation which will grant an approximately three and one quarter year primary term lease to run coterminous with Hertz current car rental concession contract at Love Field and one five-year option to extend the lease - Revenue: \$35,160 annual rent plus \$1,000,000 on improvements to the leased premises **[APPROVED; 98-2720]**
19. Authorize the City Manager to execute a lease of land and facilities at Love Field Airport with Avis Rent A Car System, Inc. which will grant approximately a three and one quarter year primary term lease to run coterminous with Avis current car rental concession contract at Love Field and one five-year option to extend the lease - Revenue: \$53,016 annual rent plus \$125,000 on improvements to the leased premises **[APPROVED; 98-2721]**
20. Authorize a five year lease, to include an extension of the lease for an additional five years at the sole discretion of the City, for approximately 6.12 acres of land improved with a one story office building, multiple automobile canopy sheds and asphalt paving, with Ampco System Parking, for use as an automobile valet parking facility for airport customers at Love Field Airport - Estimated Annual Revenue: \$1,093,981 **[DELETED; 98-2722]**

CONSENT AGENDA (Continued)

LAND MISCELLANEOUS (Continued)

21. Authorize a twelve-month Parking Agreement with Central Parking System of Texas, Inc. for seventy-four reserved parking spaces in the Elm Street Garage, to be used by the Police Department's Special Investigations Bureau, Youth and Family Crimes Division and the Community Policing Support Unit - \$5,550 per month, for a total of \$66,600 annually - Financing: Current Funds (\$64,800) and Office of the Governor, Criminal Justice Division Grant Funds (\$1,800) **[APPROVED; 98-2723]**
22. Authorize the sale of two single family residential properties to the highest bidders, acquired by the cities of Dallas and Fort Worth in connection with the D-FW International Airport Noise Mitigation Program for the new runway expansion project and authorize rejection of all bids received on two additional properties - Revenue: \$202,161 - proceeds to be retained in the D-FW International Airport Mitigation Program (no cost or revenue consideration to the City) (list attached) **[APPROVED; 98-2724]**
23. Authorize an agreement between the D-FW Airport Board and the United States of America, through the Federal Aviation Administration, that will allow the Airport Board to transfer ownership of the improvements of the new DVOR/DME Facility (a radar guidance facility constructed at a cost of \$3,154,233 and to be operated by the FAA) in accordance with provisions of a ground lease approved by the Airport Board - Financing: No cost consideration to the City **[APPROVED; 98-2725]**
24. An ordinance abandoning an alley to Communities Foundation of Texas, Inc., the abutting owner, containing approximately 9,198 square feet of land, located near the intersection of Cedar Springs Road and Routh Street, and authorizing the quitclaim - Revenue: \$134,866 plus the \$20 ordinance publication fee **[APPROVED; 98-2726; ORDINANCE NO. 23649]**
25. An ordinance closing and vacating a portion of Love Field Drive containing approximately 6,500 square feet of land, located near its intersection with Reeves Street, for consolidation with the adjacent City-owned property - Financing: No cost consideration to the City **[APPROVED; 98-2727; ORDINANCE NO. 23650]**
26. Authorize the private sale by quitclaim deed of 4 properties acquired by the taxing authorities from a Sheriff's Sale to Dallas Area Habitat for Humanity (list attached) - Revenue: \$9,914 **[APPROVED; 98-2728]**
27. Authorize the quitclaim of 23 properties acquired by the taxing authorities from the Sheriff's Sale, to the highest bidders (list attached) - Revenue: \$105,099 **[APPROVED; 98-2729]**

CONSENT AGENDA (Continued)

LAND MISCELLANEOUS (Continued)

28. An ordinance granting a revocable license to Rudolph's Market and Sausage Factory, Inc. for the use of approximately 86 square feet of land to maintain existing overhead guy cables, sign and mount, and building facade in a portion of Elm Street right-of-way near Walton Street - Revenue: \$350 plus the \$20 ordinance publication fee **[APPROVED; 98-2730; ORDINANCE NO. 23651]**
29. A resolution declaring approximately 80,150 square feet of City-owned land with obsolete facilities, located near the intersection of Ferguson Road and Barnes Bridge Road, unwanted and unneeded and authorizing its sale to North Texas Municipal Water District - Revenue: \$78,000 **[APPROVED; 98-2731]**
30. Authorize conveyance of drainage, slope and temporary construction easements to the City of Rowlett, containing approximately 100,600 square feet of land, for the construction and maintenance of storm water drainage facilities on City-owned land at Lake Ray Hubbard, located near the intersection of Liberty Grove and Toler Roads - Financing: No cost consideration to the City **[APPROVED; 98-2732]**

PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES

31. Authorize an increase in the contract with Equipment Depot of Dallas, Inc. for the purchase of a 15,000 pound fork lift - Not to exceed \$55,121, from \$1,719,896 to \$1,775,017 - Financing: 1997-98 Local Law Enforcement Block Grant Funds **[APPROVED; 98-2733]**
32. Authorize the purchase of five animal restraint cages with the lowest responsible bidders of two - LGL-Animal Care Products, Inc. and Brec, Inc. - Not to exceed \$61,605 - Financing: Current Funds **[APPROVED; 98-2734]**
33. Authorize the purchase of ground maintenance equipment with the lowest responsible bidders of eight - Four Brothers Ford, Longhorn Inc., Master Turf and Tractor, and Professional Turf Products, Inc., - Not to exceed \$334,672 -Financing: Current Funds (\$73,325), Golf Course Surcharge Trust Funds (\$191,522), Athletic Field Maintenance Trust Funds (\$38,275), Trinity River Trust Funds (\$31,550) **[APPROVED; 98-2735]**
34. Authorize the rejection of bids received for heavy equipment rental for the Southside Water Treatment Plant and authorize readvertisement for new bids - Financing: No cost consideration to the City **[APPROVED; 98-2736]**

CONSENT AGENDA (Continued)

PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES (Continued)

35. Authorize a twenty-four month multiple award price agreement for refrigerant gases with the lowest responsible bidders of five - Climate Supply Co. Inc., National Refrigerants Inc., and Industrial and Refrigeration Supply - Not to exceed \$105,102 - Financing: Current Funds
[APPROVED; 98-2737]
36. Authorize a twenty-four month price agreement for traffic signal construction with the lowest responsible bidder of two - Integrated Roadway Service - Not to exceed \$2,501,000 - Financing: 1985 Bond Funds (\$120,000), 1995 Bond Funds (\$1,580,000), 1998 Bond Funds (\$200,000), Current Funds (\$601,000) **[APPROVED; 98-2738]**

MISCELLANEOUS

37. Authorize settlement of a claim filed by Southwestern Bell Telephone, Claim No. 95-101004045-001 - Financing: Current Funds **[APPROVED; 98-2739]**
38. Authorize settlement of a lawsuit, styled Jackie Tullos v. City of Dallas and Jacqueline Brewell, Cause No. 3:97-CV-2821-R - Financing: Current Funds **[APPROVED; 98-2740]**
39. Authorize settlement of a lawsuit, styled Alfred J. Land v. Willie Smith and City of Dallas, Cause No. 97-06592-D - Financing: Current Funds **[APPROVED; 98-2741]**
40. Authorize a real property tax abatement agreement with PETSMART, Inc. and its lessor DFW/Wheatland Investors, L.P., for the purpose of granting a ten-year abatement of 90% of the taxes on the added value to the real property improvements to be made on a new site for a retail shopping center development on property located within **City of Dallas Enterprise Zone Two located at 2964 W. Wheatland Road, Dallas, Texas 75237** - Revenue: First year tax revenue estimated at \$1,178. Ten-year tax revenue estimated at \$11,777. (Estimated revenue foregone for ten-year real property abatement \$105,995) - Financing: No cost consideration to the City **[APPROVED; 98-2742]**
41. Authorize an amendment to the annual taxicab operating authority of Khorshid, Inc. d.b.a. Taxi Dallas to increase its authorized fleet by 35 vehicles from 75 to 110 - Revenue: \$8,750 annually **[APPROVED; 98-2743]**
42. Authorize an amendment to the annual taxicab operating authority of Darya, Inc. d.b.a. Executive Taxi to increase its authorized fleet by 40 vehicles from 160 to 200 - Revenue: \$10,000 annually **[APPROVED; 98-2744]**

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

43. Authorize an amendment to the annual taxicab operating authority of Ranger Cab Company, Inc. to change the color of its fleet from fuschia to telladega red - Financing: No cost consideration to the City **[APPROVED; 98-2745]**
44. Authorize contracts with child care vendors for the Child Care Services Program - Not to exceed \$392,372 - Financing: 1998-99 Community Development Grant Funds (\$276,272), Texas Department of Human Services Grant Funds (\$66,100), and Texas Workforce Commission Grant Funds (\$50,000) (list attached) **[APPROVED; 98-2746]**
45. Authorize the execution of a secured no-interest forgivable loan contract with Goodwill Industries of Dallas, Inc. for project design services for the property located at the corner of Singleton Boulevard and Westmoreland Road, Lots 1-6, Part of Block 7135, Dallas, Dallas County, Texas for the period October 1, 1998 through September 30, 1999 - Agencies that purchase and/or renovate properties with Community Development Grant funds are required to provide public services to eligible persons for a minimum of five years - \$200,000 - Financing: 1997-98 Community Development Grant Funds **[APPROVED; 98-2747]**
46. Authorize acceptance of grant funds and execution of the grant agreements with the Texas Department of Health to continue the South Dallas/Oak Cliff Diabetes Awareness and Prevention Program for the period July 1, 1998 through June 30, 1999 and the Hamilton Park/North Park Diabetes Awareness and Prevention Program for the period September 1, 1998 through August 31, 1999 - \$123,485 - Financing: Texas Department of Health Grant Funds **[APPROVED; 98-2748]**
47. Authorize the purchase of a three-year insurance policy for Excess Workers' Compensation coverage from General Reinsurance Corporation through Upshaw Insurance Agency, Inc., Agent - Not to exceed \$1,074,000 - Financing: Current Funds **[APPROVED; 98-2749]**
48. Authorize a professional services contract with Hilgers & Watkins, P.C., for state legislative services to be provided by Mr. Randy Cain from October 1, 1998 through September 30, 1999 - Not to exceed \$75,000 - Financing: Current Funds **[APPROVED; 98-2750]**
49. Authorize an Interlocal Agreement with the City of Richardson for the design, installation, and operation of a traffic signal at Whispering Hills Drive/College Park Boulevard and Buckingham Road - \$50,000 - Financing: 1995 Bond Funds **[APPROVED; 98-2751]**
50. Authorize payment to North Texas Municipal Water District as the Contract Administrator for the Region C Water Supply Planning Group for participation in the development of the Region C Water Supply Plan - \$81,172 - Financing: Water Utilities Current Funds **[APPROVED; 98-2752]**

PUBLIC HEARINGS AND RELATED ACTIONS

MISCELLANEOUS HEARINGS

Downtown Public Improvement District

- 51.* A public hearing to receive citizen comments concerning the annual assessment rate for the Downtown Improvement District, in accordance with Chapter 372 of the Texas Local Government Code, for the specified area of the Downtown Improvement District ("District") for the purpose of providing supplemental public services, to be funded by assessments on real property and real property improvements in the District - Financing: No cost consideration to the City **[APPROVED; 98-2753]**
- 52.* An ordinance establishing classifications for the apportionment of costs and the methods of assessing special benefits occurring to the property because of the services and improvements to property in the Downtown Improvement District; approving, adopting and filing with the City Secretary the assessment roll; closing the hearing and levying assessments for the cost of certain services and/or improvements to be provided in the District during 1999; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the assessment; and providing an effective date - Not to exceed \$102,000 - Financing: Current Funds **[APPROVED; 98-2753; ORDINANCE NO. 23652]**

Prestonwood Public Improvement District

- 53.* A public hearing to receive citizen comments regarding the annual assessment rate for the Prestonwood Public Improvement District ("District"), in accordance with Chapter 372 of the Texas Local Government Code, for the specified area of the District for the purpose of providing supplemental public services, to be funded by assessments on real property and real property improvements in the District - Financing: No cost consideration to the City **[APPROVED; 98-2754]**
- 54.* An ordinance establishing classifications for the apportionment of costs and the methods of assessing special benefits for the services and improvements to property in the District; approving, adopting and filing with the City Secretary the assessment roll; closing the hearing and levying assessments for the cost of certain services and/or improvements to be provided in the District during 1999; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the assessment; and providing an effective date - Financing: No cost consideration to the City **[APPROVED; 98-2754; ORDINANCE NO. 23653]**

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

MISCELLANEOUS HEARINGS (Continued)

Uptown Public Improvement District

- 55.* A public hearing to receive citizen comments concerning the establishment of the annual assessment rate for the Uptown Public Improvement District, in accordance with Chapter 372 of the Texas Local Government Code, for the specified area of the Uptown Public Improvement District ("District") for the purpose of providing supplemental public services, to be funded by assessments on real property and real property improvements in the District - Financing: No cost consideration to the City **[APPROVED; 98-2755]**
- 56.* An ordinance establishing classifications for the apportionment of costs and the methods of assessing special benefits for the services and improvements to property in the District; approving, adopting and filing with the City Secretary the assessment roll; closing the hearing and levying assessments for the cost of certain services and/or improvements to be provided in the District during 1999; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the assessment; and providing an effective date - Financing: No cost consideration to the City **[APPROVED; 98-2755; ORDINANCE NO. 23654]**

Vickery Meadow Public Improvement District

- 57.* A public hearing to receive citizen comments on the levying of a special assessment against real property and real property improvements exclusive of rights-of-way, to fund the Vickery Meadow Public Improvement District for the purpose of providing supplemental public services and improvements - Financing: No cost consideration to the City **[APPROVED; 98-2756]**
- 58.* An ordinance closing the public hearing and levying the special assessment against real property and real property improvements, exclusive of right-of-ways, to fund the District for the purpose of providing supplemental services and improvements in the Vickery Meadow Public Improvement District - Financing: No cost consideration to the City **[APPROVED; 98-2756; ORDINANCE NO. 23655]**

ZONING CASES - CONSENT **[APPROVED; 98-2757]**

59. Application for and an ordinance granting a CR Community Retail District on property presently zoned an R-7.5(A) Single Family District at the south corner of Webb Chapel Extension and Timberline Drive, 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
Z978-145/9650-NW(CR) **[CPC RECOMMENDATION FOLLOWED; 98-2758; ORDINANCE NO. 23656]**

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

60. A City Plan Commission authorized hearing to determine the proper zoning with consideration being given to the granting of a Special Purpose Planned Development District for light industrial, commercial and retail uses, as well as establishing urban design guidelines on property on both sides of C.F. Hawn Freeway between Buckner Boulevard and Prairie Creek Road
Recommendation of Staff and CPC: Approval of a Special Purpose Planned Development District, subject to certain conditions
Z978-238/10569-SE(CG) **[CPC RECOMMENDATION FOLLOWED; 98-2759]**
61. Application for and an ordinance granting a Specific Use Permit for a Hotel or Motel use on property presently zoned a CR Community Retail District on the south side of Forest Lane, east of Dennis Road
Recommendation of Staff and CPC: Approval for a permanent time period, subject to a site plan, landscape plan and conditions
Z978-271/9954-NC(LS) **[CPC RECOMMENDATION FOLLOWED; 98-2760; ORDINANCE NO. 23657]**
62. A Landmark Commission authorized hearing to consider the granting of an Historic Overlay District for the Mallory Drug Store on property presently zoned as Planned Development District No. 316, the Jefferson Area Special Purpose District, at the southwest corner of West Jefferson Boulevard and Tyler Avenue, and an ordinance granting the proposal
Recommendation of Staff and CPC: Approval, subject to preservation criteria
Z978-291/10632-SW(JA) **[CPC RECOMMENDATION FOLLOWED; 98-2761; ORDINANCE NO. 23658]**
63. A Landmark Commission authorized hearing to consider the granting of an Historic Overlay District for the Oak Cliff United Methodist Church on property presently zoned an RR Regional Retail District at the northwest corner of East Jefferson Boulevard and Marsalis Avenue, and an ordinance granting the proposal
Recommendation of Staff and CPC: Approval, subject to preservation criteria
Z978-293/10633-SW(JA) **[CPC RECOMMENDATION FOLLOWED; 98-2762; ORDINANCE NO. 23659]**
64. Application for and an ordinance granting a Specific Use Permit for a Private Street on property presently zoned a TH-2(A) Townhouse District on the north side of Northwest Highway, west of Midway Road
Recommendation of Staff and CPC: Approval for a permanent time period, subject to a site plan and conditions
Z978-306/10522-NW(LS) **[CPC RECOMMENDATION FOLLOWED; 98-2763; ORDINANCE NO. 23660]**

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

65. Application for and an ordinance granting a Specific Use Permit for a Private School(Life Charter School of Oak Cliff) and a Child-care facility on property presently zoned an R-7.5(A) Single Family District at the southeast corner of South R.L. Thornton Freeway and Ann Arbor Avenue
Recommendation of Staff and CPC: Approval for a permanent time period, subject to a site plan and conditions
Z978-309/10649-SW(PN) [CPC RECOMMENDATION FOLLOWED; 98-2764;
ORDINANCE NO. 23661]
66. Application for an LI Light Industrial District on property presently zoned an LO-1 Limited Office District on the north side of Interstate 30, northeast of Buckner Boulevard, and an ordinance granting a CS Commercial Service District
Recommendation of Staff and CPC: Denial of an LI Light Industrial District, but approval of a CS Commercial Service District
Z978-311/5937-NE(PN) [CPC RECOMMENDATION FOLLOWED; 98-2765;
ORDINANCE NO. 23662]
67. Application for and an ordinance granting a Planned Development District for a Transit Passenger Station or Transfer Center, a Mounted Antenna for Cellular Communication, and access for Electrical Substation on property presently zoned an MF-1(A) Multifamily District, an NO(A) Neighborhood Office District, a P(A) Parking District, and a P(A) Parking District with Specific Use Permit No. 794 for an Electrical Substation on the DART right-of-way (formerly the H.&T.C. Railroad right-of-way) north and south of Walnut Hill Lane
Recommendation of Staff and CPC: Approval, subject to a development/landscape plan and conditions
Z978-312/8563-NE(PN) [CPC RECOMMENDATION FOLLOWED; 98-2766;
ORDINANCE NO. 23663]
68. Application for and an ordinance granting an amendment to the plans and certain conditions for Planned Development District No. 24 for Single Family Attached Dwellings, MF-2 District Uses, Public Elementary School Use, and Public Junior High School Use(Dobie Elementary and Northwood Junior High) to create a Tract C-1 for parking for public school use on property east and west of Waterfall Way, south of Rolling Hills Drive
Recommendation of Staff and CPC: Approval, subject to a revised development plan and a site/landscape plan for Tracts C and C-1, and amended conditions 1, 3, and 5, and addition of conditions 1a and 8
Z978-314/10650-NC(PN) [CPC RECOMMENDATION FOLLOWED; 98-2767;
ORDINANCE NO. 23664]

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

69. Application for and an ordinance granting an R-5(A) Single Family District on Tract I and a TH-3(A) Townhouse District on Tract II on property presently zoned an LI Light Industrial District at the northeast corner of Westmoreland Road and Groveview Drive
Recommendation of Staff and CPC: Approval
Z978-315/10647-SW(SS) **[CPC RECOMMENDATION FOLLOWED; 98-2768; ORDINANCE NO. 23665]**

ZONING CASES - INDIVIDUAL

70. Application for a Specific Use Permit for a Handicapped Group Dwelling Unit on property presently zoned an R-7.5(A) Single Family District on the north side of Glendora Avenue, east of Boedeker Street
Recommendation of Staff: Approval for a three-year time period, with eligibility for automatic renewal for additional five-year time periods, subject to conditions
Recommendation of CPC: Denial
Z978-286/10628-C(SS) **[CPC RECOMMENDATION FOLLOWED; 98-2769]**

ZONING CASES UNDER ADVISEMENT -INDIVIDUAL

- 71 . Application for and an ordinance granting an MF-2(SAH) Multifamily (Standard Affordable Housing) District with retention of the Dry Overlay District on property presently zoned an RR-D-1 Regional Retail-Dry District, and an application for and an ordinance granting an amendment to Specific Use Permit No. 923 for an Establishment for the Care of Alcoholic, Narcotic and Psychiatric Patients by deleting the Tract A portion of the property from the boundaries of the Specific Use Permit on the north side of Samuell Boulevard, east of Grove Hill Road
Recommendation of Staff and CPC: Approval, with the retention of the Dry Overlay District
Z978-283/6593-SE(SS) **[APPROVED AS AMENDED; 98-2770; ORDINANCES TO BE BROUGHT BACK]**

Note: This application was considered by the City Council at a public hearing on September 9, 1998, and was taken under advisement until September 23, 1998, with the public hearing open.

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

72. 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) **[APPROVED AS AMENDED; 98-2771]**

This application was considered by the City Council at a public hearing on August 12, 1998, and again on September 9, 1998, and was taken under advisement until September 23, 1998, with the public hearing open.

ITEMS FOR INDIVIDUAL CONSIDERATION

73. Consideration of appointments to boards and commissions (Closed Session, if necessary, Personnel, Sec. 551.074, T.O.M.A.) **[APPOINTMENTS MADE TO BOARDS; 98-2772]**
74. Authorize the City Manager to accept a grant and enter into an agreement for the use of grant funds from the U. S. Environmental Protection Agency (EPA) for a two-year period for the Brownfields Showcase Program, and authorize the City Manager to enter into an Intergovernmental Personnel Agreement with EPA for the loan of an EPA Environmental Protection Specialist for two years to assist with the City's Brownfields Program - Not to exceed \$400,000 - Financing: U. S. Environmental Protection Agency Funds **[APPROVED; 98-2773]**
75. Authorize a variance, pursuant to Texas Alcoholic Beverage Code section 109.33, for property at 1121 South Haskell Avenue from enforcement of the alcohol-free zone created by Resolution No. 960247 Harris Elementary School at 4212 East Grand Avenue to permit the renewal of Wine and Beer Retailer Permit and renewal of Retail Dealer's On-Premise Late Hours License for 1121 South Haskell Avenue d/b/a Club Nocturno El Paraiso - Financing: No cost consideration to the City
Recommendation of Staff: Denial **[VARIANCE DENIED; 98-2774]**

FY 1998-99 Budget Items

76. * An ordinance amending Chapter 2 of the Dallas City Code to establish the Department of Code Compliance and to rename the Department of Streets, Sanitation and Code Enforcement Services as the Department of Streets and Sanitation Services and to transfer the code enforcement responsibilities of the former department of Streets, Sanitation and Code Enforcement Services to the new Department of Code Compliance - Financing: No cost consideration to the City **[APPROVED; 98-2775; ORDINANCE NO. 23666]**

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)FY 1998-99 Budget Items (Continued)

77. * Final reading and adoption of appropriation ordinances for the Proposed FY 1998-99 City of Dallas Operating, Grants and Trusts and Capital Budgets **[APPROVED AS AMENDED; 98-2776; ORDINANCE NOS. 23667 AND 23668]**
78. * An ordinance setting the tax rate for FY 1998-99 at 65.16¢ per \$100 valuation and levying ad valorem taxes for the City of Dallas, Texas for FY 1998-99 **[APPROVED AS AMENDED; 98-2777; ORDINANCE NO. 23669]**
79. * An ordinance amending Chapter 18 of the Dallas City Code to increase the residential sanitation collection fees by 68¢ per month from \$11.41 per month to \$12.09 per month effective October 1, 1998 **[DID NOT PASS; 98-2778]**
80. * An ordinance amending Chapter 49 of the Dallas City Code to adjust rates for water and wastewater services for Dallas and customer cities effective October 1, 1998 **[APPROVED; 98-2779; ORDINANCE NO. 23670]**
81. * Authorize personnel classification and position changes in various departments which include additions, upgrades, downgrades, reclassifications, and deletions resulting from the annual one-third review classifications as mandated by Council Resolution #943507, October 1, 1994 **[APPROVED; 98-2780]**
82. * Authorize position changes, a 3% Market Maintenance Adjustment for civilian and uniformed employees and revise civilian salary schedules to reflect a 5% salary range adjustment effective October 1, 1998 **[APPROVED AS CORRECTED ON THE ADDENDUM; 98-2781]**
83. * Authorize the exercise of the fourth twelve-month renewal option, beginning October 1, 1998 through September 30, 1999, 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; authorize disbursement of the funds in the following amounts and categories: Administration (\$100,000); Business Loan Reserve Program (\$525,000); Professional/Technical Services (\$50,000) - Not to exceed \$675,000 - Financing: 1998-99 Community Development Grant Funds **[APPROVED; 98-2782]**
84. * Authorize payment to Dallas County for processing and housing City prisoners at the Lew Sterrett Criminal Justice Center, pursuant to Amendment No. 4 to the Criminal Justice Center Memorandum of Agreement with Dallas County for the period of October 1, 1998 through September 30, 1999 - \$5,369,408 - Financing: Current Funds **[APPROVED; 98-2783]**
85. * Authorize the extension of a contract with the Texas Department of Health to provide on-line computer services in support of the City's Bureau of Vital Statistics through September 30, 1999 - \$128,100 - Financing: Current Funds **[APPROVED; 98-2784]**

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)FY 1998-99 Budget Items (Continued)

86. * Authorize a contract with the Martin Luther King, Jr. Family Clinic for the provision of pediatric care services for the period October 1, 1998 through September 30, 1999 - \$67,100 - Financing: Current Funds **[APPROVED; 98-2785]**
87. * Authorize two contracts with Dental Health Programs, Inc. for the continuation of dental health services to eligible residents for the period October 1, 1998 through September 30, 1999 - \$675,000 - Financing: 1998-99 Community Development Grant Funds (\$200,000) and Current Funds (\$475,000) **[APPROVED; 98-2786]**
88. * Authorize a contract with Holmes Street Foundation, Inc. for the provision of residential substance abuse treatment services for adolescent males for the period October 1, 1998 through September 30, 1999 - \$81,250 - Financing: 1998-99 Community Development Grant Funds (\$65,000) and Current Funds (\$16,250) **[APPROVED; 98-2787]**
89. * Authorize a contract with the University of Texas Southwestern Medical Center at Dallas for the continuation of a Minority AIDS Education Program for the period October 1, 1998 through September 30, 1999 - \$112,500 - Financing: 1998-99 Community Development Grant Funds (\$55,000) and Current Funds (\$57,500) **[APPROVED; 98-2788]**
90. * Authorize application for and acceptance of the 1998-99 Speed Step grant for traffic-related activities from the Texas Department of Transportation and execution of the grant agreement - \$300,000 - Financing: Texas Department of Transportation Grant Funds **[APPROVED; 98-2789]**
91. * Authorize application for and acceptance of the 1998-99 Youth Alcohol Enforcement Step grant from the Texas Department of Transportation and execution of the grant agreement - \$300,000 - Financing: Texas Department of Transportation Grant Funds **[APPROVED; 98-2790]**
92. * Authorize application for and acceptance of the 1998-99 EI Protector grant to provide a community educational program on impaired driving issues and occupant protection devices, a local match in the amount of \$35,000, and execution of the grant agreement - \$140,000 - Financing: Texas Department of Transportation Grant Funds (\$105,000) and Current Funds (\$35,000) **[APPROVED; 98-2791]**

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)FY 1998-99 Budget Items (Continued)

93. * Authorize application for and acceptance of the 1998-99 Occupant Protection Step grant for traffic related activities from the Texas Department of Transportation in the amount of \$125,000, a local match in the amount of \$125,000, and execution of the grant agreement - \$250,000 - Financing: Texas Department of Transportation Grant Funds (\$125,000) and Current Funds (\$125,000) **[APPROVED; 98-2792]**
94. * Authorize the necessary appropriations and interim financing for the emergency purchase of three compactors - Darr Equipment Co., sole source - Not to exceed \$1,598,085 - Financing: Aviation Capital Reserve Funds (to be reimbursed upon issuance of future Equipment Acquisition Contractual Obligations) **[APPROVED; 98-2793]**

ITEMS FOR FURTHER CONSIDERATION

95. Appointments to the Privatization Technical Subcommittee to fill four vacancies - Financing: No cost consideration to the City **[APPROVED; 98-2794]**

Closed Session **[NO CLOSED SESSION HELD; 98-2795]**

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

ADDITIONS:Closed Session **[NO CLOSED SESSION HELD; 98-2795]**

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

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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
- AT&T Communications of the Southwest, Inc. v. City of
Dallas, Cause No. 3-98-CV-0003-R; GTE Southwest
Incorporated v. City of Dallas, Cause No. 3-98-CV-
0662-R; Southwestern Bell Telephone Company v.
City of Dallas, Cause No. 3-98-CV-0843-R; Teligent,
Inc. v. City of Dallas, Cause No. 3-97-CV-3052-R
- Affirmative Action Plan

ITEMS FOR INDIVIDUAL CONSIDERATION:

1. Authorize a twelve month extension of the 1993-1998 Affirmative Action Plan ("Plan") for the period of October 1, 1998 through September 30, 1999, pending resolution of ongoing litigation and authorize approval of amendments to the Plan **[APPROVED; 98-2796]**
2. Authorize the rejection of bids received for a Flooded Roadway Warning System and authorize readvertisement for new bids - Financing: No cost consideration to the City **[APPROVED; 98-2797]**

ADDITIONS: (Continued)ITEMS FOR INDIVIDUAL CONSIDERATION: (Continued)**Farmers Market TIF District**

3. * Authorize **(1)** a contract for the construction of street paving, storm drainage, water and wastewater main improvements on Marilla Street from Good Latimer Expressway to Central Expressway and Farmers Market Way from Canton Street to Marilla Street located in **Tax Increment Reinvestment Financing Zone Number Six, City of Dallas, Texas (Farmers Market TIF District)** with Tiseo Paving Company, lowest responsible bidder of four in an amount of \$1,315,395, **(2)** the amount of \$20,636 for signal improvements and signs by city forces, **(3)** assignment of the construction contract to Camden Property Trust for design and construction administration in the amount of \$455,000, and **(4)** establish necessary appropriations in the Farmers Market TIF District Fund - \$1,791,031 - Financing: 1985 Bond Funds (\$1,460,608), Water Utilities Capital Construction Funds (\$330,423) **[APPROVED; 98-2798]**

4. * Authorize a resolution declaring the intent of the City of Dallas to utilize tax increment proceeds to reimburse the Street System Improvement Fund and Water and Wastewater Construction Fund for certain expenditures made under an agreement between Camden Property Trust and the City of Dallas, on behalf of the Farmers Market TIF District, for the purpose of public improvements located in **Tax Increment Reinvestment Financing Zone Number Six, City of Dallas, Texas (Farmers Market TIF District)** - Financing: \$1,791,031 to be transferred from city sources and reimbursed with interest from the Farmers Market TIF District Fund. Accrued interest to be repaid solely from the Farmers Market TIF District Fund **[APPROVED; 98-2799]**

5. An ordinance amending Ordinance No. 23261 to extend the time required to file a final replat affecting property adjacent to abandoned street right-of-way rededicated as a private drive, located near the intersection of Country Creek Drive and Walton Walker Boulevard - Revenue: \$650 plus \$20 ordinance publication fee **[APPROVED; 98-2800; ORDINANCE NO. 23671]**

6. Authorize **(1)** adoption of the Preliminary FY 1998-99 Community Development Block Grant Reprogramming Budget #1 in the amount of \$500,000 and **(2)** a public hearing to be held on October 7, 1998 to receive citizen comments - Financing: 1998-99 Community Development Grant Funds **[APPROVED; 98-2801]**

ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION: (Continued)

7. A resolution appointing two Dallas DART Board members and reaffirming City of Dallas DART Board appointments **[POSTPONED UNTIL 10/07/98; 98-2802]**

CORRECTION:

82. Authorize position changes, a 3% Market Maintenance Adjustment for civilian and uniformed employees and revise civilian salary schedules to reflect a 5% salary range adjustment, and establish Detective Assignment Pay for uniformed Police effective October 1, 1998 **[APPROVED; 98-2780]**