

AGENDA
CITY COUNCIL MEETING
NOVEMBER 11, 1998
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBERS, CITY HALL
DALLAS, TEXAS 75201
8:00 A. M.

Invocation and Pledge of Allegiance (Council Chambers) **[98-3250]**

Agenda Item/Open Microphone Speakers **[98-3251]**

VOTING AGENDA

1. Approval of Minutes of the October 28, 1998 City Council Meeting **[APPROVED; 98-3252]**

CONSENT AGENDA **[98-3253]**

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS

Engineering and Architectural Contracts

2. Authorize a professional services contract with Montgomery Watson Americas, Inc. to provide engineering services for the development of Risk Management Programs for regulated chemicals used at the Bachman, Elm Fork and East Side Water Treatment Plants, Forney Pump Station, and Tawakoni Balancing Reservoir in compliance with the Environmental Protection Agency Accidental Release Prevention Program rule - \$359,429 - Financing: Water Utilities Capital Construction Funds **[APPROVED; 98-3254]**

CONSENT AGENDA (Continued)

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Engineering and Architectural Contracts (Continued)

3. Authorize a professional services contract with EMCON for construction management services of Subtitle D Cell 3 at the McCommas Bluff Landfill - Not to exceed \$60,000 - Financing: Current Funds **[APPROVED; 98-3255]**

Authorization of Contracts

4. Authorize a contract for the reconstruction of street paving, storm drainage, water and wastewater main improvements on Checota Drive from Gardenside Drive to Amity Lane - Jeske Construction Company, lowest responsible bidder of four - \$444,266 - Financing: 1995 Bond Funds (\$318,334), Water Utilities Capital Improvement Funds (\$112,743), Water Utilities Capital Construction Funds (\$13,189) **[APPROVED; 98-3256]**
5. Authorize a contract for the construction of the 48-inch Walnut Hill Lane North High Water Transmission Main located in Walnut Hill Lane from Denton Drive to Gaywood Road - BAR Constructors, Inc., lowest responsible bidder of four - \$9,125,955 - Financing: Water Utilities Capital Improvement Funds **[APPROVED; 98-3257]**

Contract Amendments

6. Authorize Supplemental Agreement No. 1 to the contract with Charles Gojer and Associates, Inc. to provide construction administration and inspection services for structural repairs to the parking garage at Dallas Love Field Airport - \$11,245, from \$14,750 to \$25,995 - Financing: Aviation Current Funds **[APPROVED; 98-3258]**

Construction Miscellaneous

7. Authorize rejection of the only bid received for construction of a cart storage facility, landscaping and flatwork around the cart storage facility and clubhouse, rest rooms and shelters for Tenison Park West Golf Course and authorize readvertisement for new bids - Financing: No cost consideration to the City **[APPROVED; 98-3259]**

LAND MISCELLANEOUS

8. Authorize a First Amendment to the Lease of Land and Facilities with Associated Air Center, Inc., Lessee, which will add approximately 33,095 square feet of new land to the base lease at Love Field Airport - Estimated Annual Revenue: \$19,857 **[APPROVED; 98-3260]**

CONSENT AGENDA (Continued)

LAND MISCELLANEOUS (Continued)

9. Authorize an amendment to Resolution No. 97-1783, which granted a forty year lease of the Mustang Hangar at Love Field with Frontiers of Flight Museum, by extending the time period to raise the required \$5,000,000 to be expended on the proposed lease premises, from November 30, 1998 to November 30, 1999 - Financing: No cost consideration to the City **[APPROVED; 98-3261]**
10. Authorize a Sixth Supplement to the Blake C. Tucker lease which will add one vacant tract of land containing approximately 130,000 square feet to the lease, grant an additional ten-year option to extend the lease and permit the City to begin collecting annual rent on an existing airfreight building currently located on the leased premises at Dallas Love Field, which under the current Lease, the City is not permitted to collect such rent - Estimated Annual Revenue: \$67,424 **[APPROVED; 98-3262]**
11. Authorize a five year renewal of an existing lease agreement with Family Gateway, Inc., formerly the Downtown Dallas Family Shelter, Inc., for a 22,500 square feet building known as the Family Gateway located at 711 South St. Paul Street from December 1, 1998 through November 30, 2003 (\$3,510 per month) - Revenue: \$210,600 **[APPROVED; 98-3263]**
12. Authorize a relocation payment to Marvin O. Hooten and Mickie R. Hooten, owners of a used car lot that was displaced by City acquisition activities in conjunction with the replacement site for Fire Station No. 34 located near the intersection of Carbona Drive and Lake June Road - \$20,000 - Financing: 1985 Bond Funds **[APPROVED; 98-3264]**
13. An ordinance abandoning a portion of Odeans Drive, Walter Drive, Anniels Drive and alleys to Colorado Place Partners, L.P., the abutting owner, containing approximately 145,839 square feet of land, in exchange for the rededication of not less than 145,839 square feet of abandoned street right-of-way as private drives and alleys located near the intersection of Colorado Boulevard and Fort Worth Avenue, and authorizing the quitclaim - Revenue: \$5,000 plus the \$20 ordinance publication fee **[APPROVED; 98-3265; ORDINANCE NO. 23696]**
14. An ordinance abandoning a wastewater easement to Forest/Hillcrest Partners, the abutting owner, containing approximately 11,172 square feet of land, located near the intersection of Forest Lane and Hill Haven Drive, and authorizing the quitclaim - Revenue: \$650 plus the \$20 ordinance publication fee **[APPROVED; 98-3266; ORDINANCE NO. 23697]**

CONSENT AGENDA (Continued)

LAND MISCELLANEOUS (Continued)

15. Authorize an amendment to Resolution No. 95-0833, approved on February 22, 1995, to extend for 3 years (from December 31, 1998 to December 31, 2001) the waiver of the Cities' rights to receive proceeds from single-family residential surplus property sales in connection with the Dallas-Fort Worth International Airport Board's implementation of the noise mitigation program related to the east-side runway expansion project - Financing: No cost consideration to the City **[APPROVED; 98-3267]**
16. Authorize conveyance of a water transmission pipeline easement to the North Texas Municipal Water District, containing approximately 137,475 square feet of land, for the construction and maintenance of a treated water transmission pipeline on City-owned land at Lake Ray Hubbard, located near Miller Road - Revenue: \$68,738 **[APPROVED; 98-3268]**

PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES

17. Authorize a thirty-six month multiple award price agreement for refuse equipment specialized parts and labor with the lowest responsible bidders of six - Southwest Equipment Co., Industrial Disposal Supply, Dallas Service Center, Inc., Dallas Mack Truck Sales, Inc., Equipment Southwest, Inc., Conley Lott Nichols Machinery - Not to exceed \$1,230,586 - Financing: Current Funds **[APPROVED; 98-3269]**
18. Authorize a twenty-four month multiple award price agreement for binders and folders with the lowest responsible bidders of nine - 2M Business Products, Inter-City Manufacturing Products Company, Inc., Staples Business Advantage - Not to exceed \$297,054 - Financing: Current Funds **[APPROVED; 98-3270]**
19. Authorize participation in a cooperative purchasing agreement with the State of Texas General Services Commission for a sixty-month price agreement for the rental and maintenance of Citywide copiers - Minolta Corporation, Xerox Corporation, Panasonic Copier Company, Pitney Bowes, Inc., Danka Office Imaging - Not to exceed \$6,365,357 - Financing: Current Funds **[APPROVED; 98-3271]**
20. Authorize a twenty-four month multiple award price agreement for animal food with the lowest responsible bidders of two - Harlan Sprague Dawley, Inc. and The Gourmet Rodent - Not to exceed \$165,752 - Financing: Current Funds **[APPROVED; 98-3272]**
21. Authorize a twenty-four month multiple award price agreement for the purchase of traffic control equipment with the lowest responsible bidders of three - McCain Traffic Supply and Intersection Development Corporation - Not to exceed \$1,347,480 - Financing: Texas Department of Transportation Grant Funds (\$769,981), 1985 Bond Funds (\$176,290), Private Funds (\$158,036), and Current Funds (\$243,173) **[APPROVED; 98-3273]**

CONSENT AGENDA (Continued)

PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES (Continued)

22. Authorize a thirty-six month multiple award price agreement for disposable paper products with the lowest responsible bidders of fifteen - Allied Products, Boritex Building Services, Lind Paper Company, Nationwide Papers, National Sanitary Supply Company, Sunbeam Snack and Paper Company - Not to exceed \$1,037,975 - Financing: Current Funds (\$767,630), Water Utilities Current Funds (\$270,345) **[APPROVED; 98-3274]**
23. Authorize a twenty-four month price agreement for sludge grinder parts and labor with the only bidder - JWC Environmental - Not to exceed \$150,000 - Financing: Water Utilities Current Funds **[APPROVED; 98-3275]**
24. Authorize a seventy-two month price agreement for computer output microfiche and disaster storage - Anacomp, Inc., most advantageous proposer of three - Not to exceed \$825,000 - Financing: Current Funds **[APPROVED; 98-3276]**

RATIFICATION OF EMERGENCY REPAIRS

25. Authorize ratification of emergency repairs to the boiler in the 7th floor mechanical room at City Hall - Page Boiler Works - \$24,750 - Financing: Current Funds **[APPROVED; 98-3277]**

MISCELLANEOUS

26. Authorize settlement of a lawsuit, styled Antoine Crittendon v. Daniel Bryeans and Jana Shackelford, Civil Action Number 3:97-CV-0305-H - Financing: Current Funds **[APPROVED; 98-3278]**
27. Authorize settlement of a lawsuit, styled Ezequiel Nuno v. City of Dallas and David Lee Rhone, Cause No. cc-97-08476-d - Financing: Current Funds **[APPROVED; 98-3279]**
28. Authorize settlement of a lawsuit, styled Gerald Ridgely d/b/a "Gerry's Concrete" v. City of Dallas, Cause No. 97-08429-C - Financing: Current Funds **[APPROVED; 98-3280]**
29. Authorize settlement of the claim of Cynthia Torres in a lawsuit, styled Juan Juarez Garcia, as Next Friend of Irma Garcia, and Cynthia Torres, Individually and as Next Friend of Heaven Torres, a Minor v. City of Dallas and Patti Ann Bjornson, Cause No. cc-96-1779-C - Financing: Current Funds **[APPROVED; 98-3281]**
30. Authorize settlement of the claims of Lindy Jones and Kathy Jones in a lawsuit, styled Lindy Jones, Kathy Jones, Susan Findley and Dwight Findley v. City of Dallas, Cause No. 96-01843-F - Financing: Current Funds **[APPROVED; 98-3282]**
31. Authorize settlement of a claim filed by Jeff Rawlings, Claim No. 97 101 002993-001 - Financing: Current Funds **[APPROVED ; 98-3283]**

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

32. Authorize Supplemental Agreement No. 1 to the professional services contract with Freese-Nichols, Inc., for additional 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 \$45,000, increasing the original contract total from \$45,000 to \$90,000 - Financing: Current Funds **[APPROVED; 98-3284]**
33. Authorize adoption of the City's Investment Policy regarding funds under the City's control and the investment strategies for each of the funds under the City's control - Financing: No cost consideration to the City **[APPROVED; 98-3285]**
34. A resolution establishing the communications policy to be followed between the City, TCI Cablevision of Dallas, Inc. and AT&T Corporation while review of the transfer of control of the cable television franchise is in process, and extending the current communications policy for franchise renewal to include AT&T - Financing: No cost consideration to the City **[APPROVED AS AN INDIVIDUAL ITEM; 98-3286]**
35. Authorize approval of the bi-weekly tax action **[APPROVED; 98-3287]**
36. A resolution authorizing the City's continued participation in the Texas Coalition of Cities for Franchised Utility Issues and the City's portion of funding for the Coalition - Not to exceed \$30,905 - Financing: Current Funds **[APPROVED; 98-3288]**
37. Authorize a rental assistance and moving expense payment for Andrew C. Jones who was displaced as a direct result of a Rental Housing Preservation Program loan to Texas Melody Apartments, L.P. in an amount not to exceed \$16,428 - Financing: 1998-99 Community Development Grant Funds **[APPROVED; 98-3289]**
38. Authorize **(1)** a real property tax abatement agreement with Southern Foods Group, L.P. dba Schepps Dairy for the purpose of granting a ten-year abatement of 90% of taxes on added value to the real property for the retention and expansion of a dairy manufacturing, packaging and operations company in **City of Dallas Enterprise Community located at 3114 South Haskell Avenue, Dallas, Texas 75233**; and **(2)** a 100% development fee rebate to Southern Foods Group, L.P. dba Schepps Dairy in an amount not to exceed \$40,000 - Revenue: First year tax revenue estimated at \$3,287. Ten-year tax revenue estimated at \$32,870. (Estimated revenue foregone for ten-year abatement \$295,830) - Financing: Public/Private Partnership Funds **[APPROVED; 98-3290]**

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

39. Authorize **(1)** a forgivable, interest-free loan agreement and execute any related documents between the City of Dallas and the Dallas Urban League ("Borrower") for partial funding of the \$5,000,000 private/public investment to rehabilitate and convert a former supermarket, located at 4315 South Lancaster Road, into Borrower's headquarters; **(2)** acquire a \$300,000 lien on Borrower's property; and **(3)** release the lien upon satisfactory completion of the five (5) year service terms and conditions - Not to exceed \$300,000 - Financing: 1997-98 Community Development Grant Funds **[APPROVED; 98-3291]**
40. Authorize **(1)** a public hearing to be held on December 9, 1998 to receive citizen comments concerning the creation of **City of Dallas Reinvestment Zone No. 43, consisting of .3344 acres located at 2720 Taylor Street, City of Dallas, Texas**, in order for the property to be eligible for tangible personal property tax abatement; **(2)** an ordinance creating **City of Dallas Reinvestment Zone No. 43** on December 9, 1998; and **(3)** a tangible personal property tax abatement agreement with Brilla International, Inc., and its lessor, Jim Lake Company, on December 9, 1998 - Financing: No cost consideration to the City **[APPROVED; 98-3292]**
41. Authorize an amendment to the real property tax abatement agreement with Focus Service Group, Inc., approved by the City Council on February 11, 1998, by Resolution Number 98-0499, changing the substantial completion date of improvements to the real property located at **5800-5858 W. Kiest Boulevard, Dallas, Texas** from December 31, 1998 to December 31, 1999 - Financing: No cost consideration to the City (Estimated revenue forgone for the 10-year abatement \$310,520) **[DEFERRED UNTIL 12/09/98; 98-3293]**
42. Authorize the City of Dallas to enter into an economic development grant agreement under the Enterprise Community Grant Program for the period of November 11, 1998 through December 31, 2004, with the Southern Dallas Development Corporation, located at **1402 Corinth Street, Dallas, Texas**, for the renovation of the Jefferson Tower building in historical Oak Cliff in an amount not to exceed \$50,000 - Financing: Enterprise Community Grant Funds **[APPROVED; 98-3294]**
43. Authorize contracts with cultural organizations for the provision of services to the City through the Leadership Exchange and Advancement Program (list attached) - Not to exceed \$143,500 - Financing: Current Funds **[APPROVED; 98-3295]**
44. Authorize the ratification of payment to AT&T for language translation services on emergency calls to 9-1-1 and non-emergency calls to 3-1-1 - AT&T Language Line Service - Not to exceed \$32,812 - Financing: Current Funds **[APPROVED; 98-3296]**

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

45. Authorize the City of Dallas to enter into an Interlocal Agreement with the Dallas/Fort Worth International Airport Board and the Cities of Irving and Fort Worth for a revenue sharing arrangement wherein Irving agrees to share certain revenue amounts with Dallas and Fort Worth in exchange for the encouragement of further development and growth of the airport property that falls within the geographical boundaries of the City of Irving - Estimated First Year Revenue: \$18,357
[APPROVED; 98-3297]
46. Authorize the acceptance of a grant from North Central Texas Council of Governments for a waste reduction/recycling educational program for White Rock Lake Park and authorize execution of the grant agreement - \$38,145 – Financing: North Central Texas Council of Governments **[APPROVED; 98-3298]**
47. Authorize contracts with Dallas Arboretum and Botanical Society, Inc. (\$380,055) and Dallas Horticulture Center, Inc., (\$98,500) to provide services and programs within the City of Dallas - \$478,555 - Financing: Current Funds **[APPROVED; 98-3299]**
48. Authorize a twenty-year agreement with two five-year renewal options with the Foundation for Women's Resources to fund, design, renovate and operate the Women's Museum at Fair Park – Financing: This action has no cost consideration to the City **[APPROVED AS AN INDIVIDUAL ITEM; 98-3300]**
49. Authorize an agreement with JPI Apartment Development, L.P. to provide for: **(1)** infrastructure cost participation not to exceed 30% of the total contract price for the infrastructure improvements or \$77,205 whichever is less, **(2)** a 100% development fee rebate not to exceed \$72,795, and **(3)** a tax abatement agreement for a 100% abatement of the taxes on the added value of real property for a period of ten years for property located in Tier I of the Intown Housing Program's incentive boundaries and an Enterprise Community in an area bounded by Liberty, Bryan, Texas, and Live Oak Streets known as Jefferson at Bryan Place II - Total not to exceed \$150,000 - Financing: Public/Private Partnership Funds - Revenue: Estimated tax revenue foregone on added value for 10 year abatement \$1,664,752
[APPROVED; 98-3301]
50. An ordinance authorizing 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 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, and a resolution authorizing acceptance of a deed restriction instrument submitted in conjunction with the change of zoning (Z978-283/6593-SE(SS)- Financing: No cost consideration to the City **[APPROVED; 98-3302; ORDINANCE NOS. 23698 AND 23699]**

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

51. Authorize hardship relief for Rick Garland, dba Rick's Gold Mine Bingo located at 2366 Oates Drive, from the city-wide bingo parlor moratorium (Resolution No. 982487, adopted by City Council on August 26, 1998) - Financing: No cost consideration to the City **[APPROVED; 98-3303]**
52. Authorize continuation of a contract with United States Geological Survey for operation of streamflow and water quality gauging stations in the Trinity River basin for FY 1998-99 - \$84,583 - Financing: Water Utilities Current Funds **[APPROVED; 98-3304]**

PUBLIC HEARINGS AND RELATED ACTIONS**NO EARLIER THAN 4:00 P.M.**

MISCELLANEOUS HEARINGS

City of Dallas Reinvestment Zone No. 42

53. * A public hearing to receive citizen comments concerning the creation of a reinvestment zone for commercial-industrial tax abatement, to be known as **City of Dallas Reinvestment Zone No. 42, Commercial Zone "C", consisting of approximately 5 acres located at 1300 Mockingbird Lane, Dallas, Texas**, for the purpose of granting a tax abatement on the added value to the tangible personal property and a development fee rebate to NEXTLINK Texas, Inc., and its lessor AP-Prescott Mockingbird, L.P. - Financing: No cost consideration to the City **[HEARING CLOSED; 98-3305]**
54. * An ordinance designating property located at **1300 Mockingbird Lane, Dallas, Texas, consisting of approximately 5 acres, as City of Dallas Reinvestment Zone No. 42, Commercial Zone "C"**, for commercial-industrial tax abatement for the purpose of granting tangible personal property tax abatement and a development fee rebate to NEXTLINK Texas, Inc., and its lessor, AP-Prescott Mockingbird, L.P., establishing the boundaries of the Reinvestment Zone and providing for an effective date – Financing: No cost consideration to the City **[APPROVED; 98-3305; ORDINANCE NO. 23700]**
55. * Authorize **(1)** a tangible personal property tax abatement agreement with NEXTLINK Texas, Inc., and its lessor, AP-Prescott Mockingbird, L.P., for the purpose of granting a ten-year abatement of 75% of the taxes on added value to tangible personal property new to the site for the development of a telecommunications center on property located within **City of Dallas Reinvestment Zone No. 42, Commercial Zone "C" located at 1300 Mockingbird Lane, Dallas, Texas**; and **(2)** a 100% development fee rebate to NEXTLINK Texas, Inc. in an amount not to exceed \$17,000 - Revenue: First year tax revenue estimated at \$32,580. Ten-year tax revenue estimated at \$325,800. (Estimated revenue foregone for ten-year tangible personal property abatement \$977,400) - Financing: Public/Private Partnership Funds **[APPROVED; 98-3306]**

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

MISCELLANEOUS HEARINGS (Continued)

Corrections and Adjustments to Paving Assessments

56. * A public hearing to receive citizen comments and concerns regarding the correction and adjustment to the assessment for the cost of improvements against Lot 40, Block 6568 on L.B.J. Service Road Extension from Harry Hines Boulevard to Ford Road and Forest Lane from Harry Hines Boulevard to Denton Drive - Financing: No cost consideration to the City **[HEARING CLOSED; 98-3307]**
57. * An ordinance amending Ordinance 16774, dated November 26, 1980, to reflect the correction and adjustment to the assessments for the cost of improvements against abutting property owner of Lot 40, Block 6568 on L.B.J. Service Road Extension from Harry Hines Boulevard to Ford Road and Forest Lane from Harry Hines Boulevard to Denton Drive - Financing: No cost consideration to the City **[APPROVED; 98-3307; ORDINANCE NO. 23701]**

ZONING CASES - CONSENT [98-3308]

58. 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 on property presently zoned an IM Industrial Manufacturing District, an IM-D-1 Industrial Manufacturing-Dry District, an IR-D-1 Industrial Research-Dry District, a CR Community Retail District, a CR-D-1 Community Retail-Dry District, a CS Commercial Service District, and a CS-D Commercial Service-Dry District on property on both side of C.F. Hawn Freeway between Prairie Creek Road and Haymarket Road
Recommendation of Staff and CPC: Approval of a Special Purpose Planned Development District, subject to conditions
Z978-284/10620-SE(CG) **[CPC RECOMMENDATION FOLLOWED; 98-3309]**
59. Application for and an ordinance granting a Planned Development District for a Public School (Wallace Elementary) and R-7.5(A) Single Family District Uses on property presently zoned an R-7.5(A) Single Family District at the northeast corner of Ferndale Road and Estate Lane
Recommendation of Staff and CPC: Approval, subject to a development/landscape plan and conditions
Z978-316/10645-NE(SS) **[CPC RECOMMENDATION FOLLOWED; 98-3310; ORDINANCE NO. 23702]**

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

60. Application for and an ordinance granting an amendment to Planned Development District No. 174 to reduce lot coverage and height, to terminate the existing phasing line, maintain the current setbacks, and terminate the current development plans for Phase I and Phase II at the west corner of Lemmon Avenue and Carlisle Street
Recommendation of Staff and CPC: Approval, subject to a new development plan and amended conditions
Z978-324/536-C(EM) **[CONTINUED UNTIL 12/09/98 WITH HEARING OPEN; 98-3311]**
61. Application for and an ordinance granting the renewal of and an amendment to the conditions for Specific Use Permit No. 1295 for a Liquor store on property presently zoned as Subarea 8 within Planned Development District No. 298, the Bryan Area Special Purpose District, at the west corner of Haskell Avenue and San Jacinto Street
Recommendation of Staff & CPC: Approval for a two-year time period, subject to a site plan and conditions
Z978-338/10068-C(RB) **[CPC RECOMMENDATION FOLLOWED; 98-3312; ORDINANCE NO. 23703]**
62. Application for and an ordinance granting an amendment to Planned Development District No. 273 for Mini-warehouse Uses to allow outside storage of recreational vehicles, boats, and cars in addition to mini-warehouse uses in the Phase III area on the northwest side of Ferguson Road, northeast of Highland Road
Recommendation of Staff & CPC: Approval
Z978-339/74-NE(LS) **[APPLICATION DENIED; 98-3313]**
63. Application for and an ordinance granting an MU-3 (SAH) Mixed Use (Standard Affordable Housing) District on property presently zoned a GO(A) General Office District at the northwest corner of Noel Road and Southern Boulevard
Recommendation of Staff and CPC: Approval
Z978-342/10683-NC(LS) **[CPC RECOMMENDATION FOLLOWED; 98-3314; ORDINANCE NO. 23704]**
64. Application for and an ordinance granting the repeal of Specific Use Permit No. 185 for a College, and an application for and an ordinance granting the creation of a new Specific Use permit for a Child-care facility, a Public or private school, and a College, university or seminary (Paul Quinn College) on property presently zoned an R-7.5(A) Single Family District with Specific Use Permit No. 185 on the northwest side of Simpson Stuart Road, northeast of Highland Hills Drive
Recommendation of Staff and CPC: Approval of the termination of Specific Use Permit No. 185, and approval of a new Specific Use Permit for a permanent time period, subject to a site plan and conditions
Z978-345/1656-SE(PN) **[CPC RECOMMENDATION FOLLOWED; 98-3315; ORDINANCE NOS. 23705 AND 23706]**

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

65. Application for and an ordinance granting a Planned Development District for certain IR Industrial Research District Uses and Office Uses on property presently zoned an IR Industrial Research District with Specific Use Permit No. 98 for Mining on the north side of Davis Street/Ft. Worth Avenue, southwest of Westmoreland Road
Recommendation of Staff and CPC: Approval, subject to a conceptual plan and conditions
Z978-346/10688-SW(PN) **[CPC RECOMMENDATION FOLLOWED; 98-3316; ORDINANCE NO. 23707]**

ZONING CASES - INDIVIDUAL

66. Application for and an ordinance granting a CS Commercial Service District on property presently zoned a CR Community Retail District located at the northeast corner of Singleton Boulevard and Sylvan Avenue, and a resolution authorizing acceptance of a deed restriction instrument submitted in conjunction with the change of zoning
Recommendation of Staff: Denial
Recommendation of CPC: Approval, subject to deed restrictions volunteered by the applicant
Z978-290/10630-NW(ML) **[CPC RECOMMENDATION FOLLOWED; 98-3317; ORDINANCE NO. 23708]**
67. Application for an RR Regional Retail District on property presently zoned an MF-2(A) Multifamily District located at the northeast corner of South R.L. Thornton Freeway and Lancaster Avenue
Recommendation of Staff and CPC: Denial
Z978-317/10653-SW(SS) **[DELETED ON THE ADDENDUM; 98-3318]**
68. A City Plan Commission authorized hearing to determine the proper zoning with consideration being given to the granting of a Planned Development District for CR Community Retail District Uses on property presently zoned a CR Community Retail District on the east side of Pear Ridge Drive, north of Frankford Road, and an ordinance implementing the proposal
Recommendation of Staff: No change to current zoning
Recommendation of CPC: Approval of a Planned Development District for CR Community Retail District Uses, subject to a development plan and conditions
Z978-332/10681-NC(ML) **[CPC RECOMMENDATION FOLLOWED; 98-3319; ORDINANCE NO. 23709]**

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

69. Application for and an ordinance granting a CS Commercial Service District and an application for the termination of the existing deed restrictions on property presently zoned an NO(A) Neighborhood Office District on the east side of Davenport Road, south of Winding Creek Road, and a resolution authorizing acceptance of a deed restriction instrument submitted in conjunction with the change of zoning and an instrument terminating the existing deed restrictions
Recommendation of Staff and CPC: Approval of a CS Commercial Service District, subject to new deed restrictions volunteered by the applicant, and approval of the termination of the existing deed restrictions
Z978-270/5215-NC(LS) **[CPC RECOMMENDATION FOLLOWED; 98-3320; ORDINANCE NO. 23710]**
Note: This application was considered by the City Council at a public hearing on October 28, 1998, and was taken under advisement until November 11, 1998, with the public hearing open
70. A City Plan Commission authorized hearing to determine the proper zoning on property presently zoned as Planned Development District No. 187 for Single Family and Multiple Family Residential Uses, Office Uses and Retail Uses on property involving the Mountain Creek Community Area located on both sides of I-20, west of Spur 408 and an ordinance implementing the proposal
Recommendation of Staff and CPC: Approval of a Planned Development District for Single Family and Multifamily Residential Uses, Office Uses and Retail Uses, subject to a conceptual plan and conditions
Z978-331/6480-SW(LS) **[APPROVED AS AMENDED; 98-3321; ORDINANCE NO. 23711]**
Note: This application was considered by the City Council at a public hearing on October 28, 1998, and was taken under advisement until November 11, 1998, with the public hearing open
71. Application for and an ordinance granting an amendment to Planned Development District No. 7-Dry for Shopping Center Uses to allow SC Shopping Center District Uses within Tracts I and IV and to allow the uses permitted in Tract II in Tracts I and Tract IV on the northeast side of Centerville Road, southeast of Garland Road
Recommendation of Staff and CPC: Approval
Z978-322/56-NE(EM) **[APPROVED AS AMENDED; 98-3322; ORDINANCE NO. 23712]**
Note: This application was considered by the City Council at a public hearing on October 14, 1998 and again on October 28, 1998, and was taken under advisement until November 11, 1998, with the public hearing open.

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

FLOODPLAIN APPLICATION

72. Application for a fill permit and removal of the floodplain (FP) prefix from .25 acres of land currently in the 100-year floodplain of the Elm Fork of the Trinity River which is located at 2050 West Northwest Highway at the intersection of California Crossing and is zoned FP (IM) - Fill Permit 98-08 - Financing: No cost consideration to the City **[APPROVED; 98-3323]**

ITEMS FOR INDIVIDUAL CONSIDERATION **NO EARLIER THAN 8:30 A.M.**

73. Consideration of appointments to boards and commissions (Closed Session, if necessary, Personnel, Sec. 551.074, T.O.M.A.) **[NO APPOINTMENTS MADE TO BOARDS; 98-3324]**
74. Appointment of members to the DART Board (Closed Session, if necessary, Personnel, Sec. 551.074, T.O.M.A.) **[NO APPOINTMENTS MADE TO BOARD; 98-3325]**
75. A resolution directing individual councilmembers, city staff, and the bid committee to copy the City Council on all correspondence generated in connection with the 2012 Olympic Games bid (Councilmembers Miller, Mallory Caraway, Mayes, Hicks, Blumer, Loza) **[APPROVED AS AMENDED; 98-3326]**

ITEMS FOR FURTHER CONSIDERATION **NO EARLIER THAN 2:30 P.M.**

76. Authorize a contract for the renovation of Tenison West Golf Course - Landscapes Unlimited, Inc., only bidder - \$3,717,898 - Financing: 1995 Bond Funds (to be reimbursed upon issuance of future 1998 Certificates of Obligation) **[APPROVED; 98-3327]**
77. Authorize Supplemental Agreement No. 1 to the contract with GRI Design, Inc. for renovation of the Tenison West Golf Course to provide construction administration services and redesign of the line for transfer of irrigation water - \$91,940, from \$317,760 to \$409,700 - Financing: Golf Improvement Funds **[APPROVED; 98-3328]**
78. A resolution declaring approximately 16,893 square feet of City-owned land, located near the intersection of Collett and Bennett Avenues, unwanted and unneeded and authorizing the advertisement for sale by sealed bids at a minimum bid of \$50,679 - Financing: No cost consideration to the City **[DEFERRED UNTIL 2/24/99; 98-3329]**
79. An ordinance amending Chapter 9B of the Dallas City Code to clarify the authority, duties, and rights of Dallas security officers and Dallas Love Field Airport security officers in accordance with state law - Financing: No cost consideration to the City **[REFER BACK TO COMMITTEE; 98-3330]**

Closed Session **[NO CLOSED SESSION HELD; 98-3331]**

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

- Debra Walker, et al. v. HUD, et al
- City of Fort Worth, Texas and American Airlines, Inc. v. City of Dallas, Texas et al., Cause No. 48-171109-97
- Continental Airlines, Inc. and Continental Express, Inc. v. City of Dallas, Texas and City of Fort Worth, Texas, et al., Cause No. 3:98-CV-1187-R
(consolidated with City of Dallas, Texas v. Department of Transportation, et al., Cause No. 3:97-CV-2734-R)
- U.S. Department of Transportation
Love Field Service Interpretation Proceeding,
Docket No. OST-98-4363
- 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
Caprock Communications Corp., Golden Harbor of Texas, Inc. and Westel, Inc. v. City of Dallas, Cause No. 3-98-CV-1227-R; and Sprint Communications Company, L.P. v. City of Dallas, Cause No. 3-98-CV- 1576-R

ADDENDUM

ADDITIONS: NO EARLIER THAN 8:30A.M.**ITEMS FOR INDIVIDUAL CONSIDERATION**

1. Approval of Minutes of the October 14, 1998 City Council Meeting **[APPROVED AS CORRECTED; 98-3332]**
2. A resolution adopting the core beliefs of the National League of Cities' Strategic Plan and using them as a guide for policy development and implementation (Mayor Pro Tem Poss, Deputy Mayor Pro Tem Salazar, and Councilmembers Blumer, Finkelman, Forsythe Lill, Greyson, Hicks, Mayes, and Walne via Mayor Kirk) **[APPROVED; 98-3333]**
3. Authorize a professional services contract with HDR to provide professional engineering services related to the McCommas Bluff Landfill - Not to exceed \$78,000 - Financing: Current Funds **[APPROVED; 98-3334]**
4. Authorize a contract for the construction of a composite liner and leachate collection system for Cell 3 and related appurtenances at the McCommas Bluff Landfill - BNC Environmental Services, Inc., lowest responsible bidder of two - \$1,632,438 - Financing: Current Funds **[APPROVED; 98-3335]**
5. Authorize a city-sponsorship agreement in an amount not to exceed \$4,000 in direct financial sponsorship and \$2,500 in-kind support of a new special event entitled Texas On Parade in accordance with Resolution 97-0854, the Policy Statement and Procedure Guidelines for the City-Sponsorship of Special Events Program - Financing: Current Funds **[APPROVED; 98-3336]**
6. An ordinance amending Chapter 2 of the Dallas City Code to allow for an alternate manner of sale for tax foreclosed property to non-profit housing corporations and non-profit organizations in accordance with state law for the purpose of building, repair, rental, or sale of housing to low income individuals and families - Financing: No cost consideration to the City **[APPROVED; 98-3337; ORDINANCE NO. 23713]**
7. Approval of the issuance of approximately \$10,000,000 of bonds by the Red River Education Finance Corporation for the expansion of educational facilities at Jesuit College Preparatory School in Dallas, Texas - Financing: No cost consideration to the City **[APPROVED; 98-3338]**

ADDENDUM

ADDITIONS: (Continued)PUBLIC HEARINGS AND RELATED ACTIONS **NO EARLIER THAN 4:00 P.M.****Arena Project Development**

8. * Authorize an amendment to the Thoroughfare Plan for streets associated with the Arena Project development and an ordinance implementing the changes (list attached) - Financing: No cost consideration to the City
[APPROVED; 98-3339; ORDINANCE NO. 23714]

9. * Authorize approval of the recommended plan for the proposed alignments for streets associated with the Arena Project development (list attached) - Financing: No cost consideration to the City **[APPROVED; 98-3340]**

CORRECTION:

60. Application for and an ordinance granting an amendment to Planned Development District No.174 to reduce lot coverage and height, to terminate the existing phasing line, maintain the current setbacks, and terminate the current development plans for Phase I and Phase II at the west corner of Lemmon Avenue and Carlisle Street
Recommendation of Staff and CPC: Approval, subject to a new developmental conceptual plan and amended conditions
Z978-324/536-C(EM) **[98-3311]**

DELETION:

67. Application for an RR Regional Retail District on property presently zoned an MF-2(A) Multifamily District located at the northeast corner of South R.L. Thornton Freeway and Lancaster Avenue
Recommendation of Staff and CPC: Denial
Z978-317/10653-SW(SS) **[98-3318]**