

A G E N D A
CITY COUNCIL BRIEFING
WEDNESDAY, DECEMBER 16, 1998
CITY HALL
1500 MARILA
DALLAS, TEXAS 75201
9:00 A.M.

8:30 am	Coffee and Conversation	5ES
9:00 am	Invocation and Pledge of Allegiance [98-3655]	Council Chambers
9:05 am	Special Presentations [98-3656]	Council Chambers
	Open Microphone Speakers [98-3657]	Council Chambers

Action Items Council Chambers

1. Consideration of appointments to boards and commissions (Closed Session, if necessary, Personnel, Sec. 551.074 T.O.M.A.) **[98-3658; APPOINTMENT MADE TO BOARDS]**
2. Appointment of members to the DART Board (Closed Session, if necessary, Personnel, Sec. 551.074, T.O.M.A) **[98-3659; NO APPOINTMENTS]**

Briefings 6ES

- A. Department of Housing Review **[98-3660]**
Part I: Programs and Operations (December 16, 1998)
Part II: Issues and Policies (January 20, 1999)

- B. Morning Park Public/Private Partnership **[98-3661]**

Lunch

Action Items (Continued) 6ES

3. Authorize an Interlocal Agreement with the Texas Department of Transportation for the design and construction of paving and other related improvements, water and wastewater system enhancements on Cockrell Hill Road from Interstate 30 to Davis Street - Financing: No cost consideration to the City **[98-3662; APPROVED]**

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Action Items (Continued)

6ES

4. Authorize (1) Supplemental Agreement No. 1 to the Participation Agreement with Morning Park, Inc. for the design and construction of paving and other related improvements, water and wastewater system enhancements on Cockrell Hill Road from Interstate 30 to Davis Street, (2) the receipt and deposit of funds from Morning Park, Inc. in an amount not to exceed \$1,151,000 (This is a cash contribution which will be added to donated right-of-way at an estimated value of \$559,000), and (3) increase appropriations in the amount of \$1,151,000 in the Capital Projects Reimbursement Fund - \$1,926,000 - Financing: Private Funds (\$1,151,000), Water Utilities Capital Construction Funds (\$775,000) **[98-3663; APPROVED]**

5. Authorize (1) a real property tax abatement agreement with Pinnacle Park Limited Partnership, a Texas limited partnership for the purpose of granting a ten-year tax abatement of 90% of taxes on added value to the real property for Phase 1 (Buildings A, H, I and E) of a mixed use office, tech, manufacturing and distribution development in City of Dallas Enterprise Zone One located within Pinnacle Park at 3300-4300 West Dallas Boulevard, Dallas, Texas; and (2) a 100% development fee rebate to Pinnacle Park Limited Partnership, a Texas limited partnership in an amount not to exceed \$55,000 - Revenue: First year tax revenue estimated at \$27,262. Ten-year tax revenue estimated at \$272,622 (Estimated revenue foregone for ten-year abatement \$2,453,598) - Financing: Public/Private Partnership Funds **[98-3664; APPROVED]**

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Action Items (Continued)

6ES

6. Authorize an infrastructure cost participation agreement with Pinnacle Park Limited Partnership, a Texas limited partnership in an amount not to exceed 30% of the cost of the eligible public infrastructure improvements or \$2.2 million, whichever is less, for the purpose of providing infrastructure improvements serving property located within Pinnacle Park, at 3300-4300 West Davis Boulevard, Dallas, Texas, payable only after verified completion of the improvements - Not to exceed \$2,200,000 - Financing: 1995 Bond Funds
[98-3665; APPROVED]

7. An ordinance amending Dallas Development Code Section 51A-4.210(7), Commercial amusement (inside), by requiring a Specific Use Permit for a Commercial amusement (inside)-bingo parlor, when the use is located in a CR Community Retail District and waiving the filing fee for the Specific Use Permit application for existing uses for one year after passage of the ordinance - Financing: No cost consideration to the City **[98-3666; ASSIGNED ORDINANCE NO. 23739; APPROVED]**

8. A resolution imposing a moratorium on the acceptance of applications for building permits and certificates of occupancy for the bus or rail transit vehicle maintenance or storage facility use; directing the city manager and the city plan commission to perform appropriate analyses, call or conduct all necessary hearings, evaluate alternatives, and prepare recommendations for the city council regarding appropriate amendments to the zoning regulations governing the bus or rail transit vehicle maintenance or storage facility use **[98-3667; APPROVED]**

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Action Items (Continued)

6ES

9. A resolution amending Resolution No. 98-3613 to expand the area covered by the moratorium on the acceptance of applications for building permits and certificates of occupancy for nonresidential uses in the Lower West Greenville Area by changing the area described in that moratorium to read as follows:

An area generally bounded by the centerline of Belmont Avenue on the north, the centerline of Matilda Street on the east, the centerline of Ross Avenue and its westward prolongation on the south, and the alley west of Summit Avenue and its northward and southward prolongations on the west
[98-3668; APPROVED]

Closed Session [98-3669; NO CLOSED SESSION]

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

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Closed Session (Continued) **[98-3669; NO CLOSED SESSION]**

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

- 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
- City of Dallas v. GTE Southwest Incorporated,
Cause No. 02-97-00379-CV
- Status of water rights dispute between the City of Dallas and Park Cities Municipal Utility District

Open Microphone Speakers **[98-3657]**

6ES

Adjournment

6ES