

AGENDA
CITY COUNCIL MEETING
JANUARY 27, 1999
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBERS, CITY HALL
DALLAS, TEXAS 75201
9:00 A. M.

Invocation and Pledge of Allegiance (Council Chambers) [99-0270]

Agenda Item/Open Microphone Speakers [99-0271]

VOTING AGENDA

1. Approval of Minutes of the January 13, 1999 City Council Meeting **[NO MINUTES APPROVED; 99-0272]**

CONSENT AGENDA [99-0273]

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS

Engineering and Architectural Contracts

2. Authorize a professional services contract with Advantage Elevator Company, Inc. to provide elevator/escalator consulting services in thirty buildings throughout the city (list attached) for an annual appropriation of \$50,000 (\$250,000 over five years, 1999-2003) a year - \$250,000 - Financing: Current Funds (subject to annual appropriations) **[APPROVED; 99-0274]**

CONSENT AGENDA (Continued)

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Engineering and Architectural Contracts (Continued)

3. Authorize a professional services contract with ArchiTexas - Architecture, Planning, and Historic Preservation, Inc. to conduct a study of defects and long-term maintenance problems at the Vietnam Veterans Memorial in Fair Park - \$23,778 - Financing: Vietnam Veterans Memorial Funds **[APPROVED; 99-0275]**
4. Authorize a professional services contract with Carter & Burgess, Inc. for a diagnostic/feasibility study to dredge Bachman Lake - \$149,682 - Financing: Aviation Current Funds (\$7,500), Water Utilities Capital Construction Funds (\$32,850), Storm Water Drainage Funds (\$109,332) **[APPROVED AS AN INDIVIDUAL ITEM; 99-0276]**
5. Authorize a professional services contract with Freese and Nichols, Inc. for the design of street paving, storm drainage, water and wastewater main improvements on Simpson Stuart Road from South Central Expressway to Locust Drive - \$305,252 - Financing: 1998 Bond Funds (\$281,100), Water Utilities Capital Improvement Funds (\$24,152) **[APPROVED; 99-0277]**

Authorization of Contracts

6. Authorize a contract for the construction of roof replacement and asbestos abatement at the Reverchon Recreation Center - Castro Roofing of Texas, Inc., lowest responsible bidder of four - \$108,455 - Financing: 1995 Bond Funds **[APPROVED; 99-0278]**
7. Authorize a contract for repairs to the Hall of State Building at Fair Park - DAL-EC, Inc., lowest responsible bidder of two - \$502,800 - Financing: 1995 Bond Funds **[APPROVED; 99-0279]**
8. Authorize a contract to upgrade the mechanical, electrical and plumbing for Southwest Police Facility, Fire Station #42, Fretz Recreation Center and Pleasant Oaks Recreation Center consisting of installing new heating, ventilation and air conditioning systems - John Cook & Associates Inc., lowest responsible bidder of three - \$224,000 - Financing: Capital Construction Funds **[APPROVED; 99-0280]**
9. Authorize a contract for site development to include lighting, landscaping, irrigation, fencing and furnishings, Phase II at Cochran Park - Pittman Construction, Inc., lowest responsible bidder of two - \$91,243 - Financing: 1997-98 Community Development Grant Funds **[APPROVED; 99-0281]**

CONSENT AGENDA (Continued)

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Authorization of Contracts (Continued)

10. Authorize a contract for interior renovation, including Americans with Disabilities Act improvements at Mildred Dunn Recreation Center in Lagow Park - IDG Services, Inc., lowest responsible bidder of three - \$58,807 - Financing: 1995 Bond Funds **[APPROVED; 99-0282]**
11. Authorize a contract for erosion control at Willie B. Johnson Recreation Center in Hamilton Park - Craig Olden, Inc., lowest responsible bidder of four - \$51,240 - Financing: 1995-96 Community Development Grant Funds (\$43,739) and 1985 Bond Funds (\$7,501) **[APPROVED; 99-0283]**
12. Authorize a contract for erosion control under the Abrams Road bridge at White Rock Lake Hike and Bike Trail - Craig Olden, Inc., lowest responsible bidder of four - \$73,000 - Financing: 1985 Bond Funds **[APPROVED; 99-0284]**
13. Authorize a contract for site development at Cummings and Fruitdale Parks - Pittman Construction, Inc., lowest responsible bidder of three - \$165,537 - Financing: 1995-96 Community Development Grant Funds **[APPROVED; 99-0285]**
14. Authorize a contract for repairs to the water wall fountain at the Morton H. Meyerson Symphony Center at Betty B. Marcus Park - American Restoration, Inc., lowest responsible bidder of four and authorize an increase of appropriations in Capital Construction Funds by \$242,291 - \$242,291 - Financing: Capital Construction Funds **[DEFERRED UNTIL 02/10/99; 99-0286]**
15. Authorize a contract for replacement of the HVAC related cooling tower for the Coliseum Building, Phase I in Fair Park - The James C. Paris Company, Inc., lowest responsible bidder of three - \$161,378 - Financing: State Fair of Texas Capital Construction Funds **[APPROVED; 99-0287]**
16. Authorize a contract for the reconstruction of street paving, storm drainage, water and wastewater main improvements on Hunters View Lane from Rock Garden Trail to dead-end - Camino Construction, Inc., lowest responsible bidder of four - \$444,263 - Financing: 1995 Bond Funds (\$18,000), 1985 Bond Funds (\$251,567), Water Utilities Capital Construction Funds (\$6,150), Water Utilities Capital Improvement Funds (\$168,546) **[APPROVED; 99-0288]**

CONSENT AGENDA (Continued)

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Contract Amendments

17. Authorize Supplemental Agreement No. 3 to the contract with ArchiTexas - Architecture, Planning and Historic Preservation, Inc. to provide construction testing services for the Centennial, Automobile and Food and Fiber Buildings - \$45,474, from \$783,331 to \$828,805 - Financing: 1995 Bond Funds **[APPROVED; 99-0289]**
18. Authorize an increase in the contract with Nedderman, Inc. for the construction of a new parking area and miscellaneous modifications to include sitework, relocation of irrigation, cedar fencing and acoustical panels for the arts and craft room at Churchill Park Recreation Center - \$60,248, from \$1,454,557 to \$1,514,805 - Financing: 1985 Bond Funds (\$25,248) and 1998 Bond Funds (\$35,000) **[APPROVED; 99-0290]**
19. Authorize an increase in the contract with Tiseo Paving Company for the reconstruction of Cedar Springs Road from Mockingbird Lane to Howard Megredy Circle at Dallas Love Field Airport to provide erosion control enhancements - \$179,201, from \$6,662,532 to \$6,841,733 - Financing: Aviation Capital Construction Funds **[APPROVED; 99-0291]**

Construction Miscellaneous**Mary Street from alley south of Hudson Street north to Hudson Street**

20. * Authorize street paving, storm drainage, water and wastewater main improvements; provide for partial payment of construction cost by assessment of abutting property owners; and authorize an estimate of the cost of the improvements to be prepared as required by law **[APPROVED; 99-0292]**
21. * Authorize approval of specifications, estimate of cost and authorize advertisement for bids - Financing: No cost consideration to the City **[APPROVED; 99-0293]**

Vicksburg Street from Lupo Drive to Lagoon Drive

22. * Authorize street paving, water and wastewater main improvements; provide for partial payment of construction cost by assessment of abutting property owners; and authorize an estimate of the cost of the improvements to be prepared as required by law **[APPROVED; 99-0294]**
23. * Authorize approval of specifications, estimate of cost and authorize advertisement for bids - Financing: No cost consideration to the City **[APPROVED; 99-0295]**

CONSENT AGENDA (Continued)

LAND MISCELLANEOUS

24. Authorize release of a lien on real property located at 1159 W. Camp Wisdom Road, Dallas, Dallas County, Texas (The Bethlehem Foundation, Inc.); agency has successfully complied with HUD regulations by providing service for the required time period - Financing: No cost consideration to the City **[APPROVED; 99-0296]**
25. Authorize conveyance of fifteen vacant lots (5-19) in the 200, 300 and 400 blocks of W. Laureland to Southfair Community Development Corporation, for the development of low or moderate-income single family housing and execution of a development agreement - Revenue: \$10 **[APPROVED AS AN INDIVIDUAL ITEM; 99-0297]**
26. Authorize conveyance of seven vacant lots at 26, 27, 28, 36, 37, 38 and 39 Texridge Drive to Oak Cliff Development Corporation of Dallas, Texas, for the development of low or moderate-income single family housing and execution of a development agreement - Revenue: \$10 **[APPROVED; 99-0298]**
27. A resolution declaring a vacant tract of City-owned land, located near the intersection of Spring Avenue and Sutton Road, unwanted and unneeded and authorizing its advertisement for sale by sealed bids at a minimum bid of \$500 - Financing: No cost consideration to the City **[APPROVED; 99-0299]**
28. An ordinance granting a revocable license to Carleton In-Town Housing Partners, Ltd., for the use of approximately 33,081 square feet of land, to install and maintain a fence and sign on Haskell Avenue right-of-way located near its intersection with Lemmon Avenue - Revenue: \$350 annually plus the \$20 ordinance publication fee **[APPROVED; 99-0300; ORDINANCE NO. 23759]**
29. An ordinance granting a revocable license to Daryl Richardson Gourmet Catering, Inc., for the use of approximately 1,729 square feet of land to install and maintain landscaping, and signs, and to widen the sidewalk along Griffin Street right-of-way between Hord and Corbin Streets - Revenue: \$350 annually plus the \$20 ordinance publication fee **[APPROVED; 99-0301; ORDINANCE NO. 23760]**
30. An ordinance granting renewal of a private license to West End Partners I, Ltd., for the use of approximately 638 square feet of land, to use and maintain an existing loading dock on public property located near the intersection of Pacific Avenue and Austin Street - Revenue: \$350 annually plus the \$20 ordinance publication fee **[APPROVED; 99-0302; ORDINANCE NO. 23761]**
31. An ordinance abandoning a portion of a sanitary sewer easement to Jacob J. Vandersteenhoven and Anne M. Vandersteenhoven, the abutting owners, containing approximately 19 square feet of land, located on Westgate Drive south of Belt Line Road, and authorizing the quitclaim - Revenue: \$650 plus the \$20 ordinance publication fee **[APPROVED; 99-0303; ORDINANCE NO. 23762]**

CONSENT AGENDA (Continued)

LAND MISCELLANEOUS (Continued)

32. An ordinance abandoning a portion of Cadiz Street and an alley to Camden Property Trust, the abutting owner, containing approximately 4,500 square feet of land, located near its intersection of Central Boulevard, providing for the dedication of approximately 4,500 square feet of land of street right-of-way and authorizing the quitclaim - Revenue: \$650 plus the \$20 ordinance publication fee **[APPROVED; 99-0304; ORDINANCE NO. 23763]**
33. Authorize a First Amendment to the Lease Agreement with Communities Foundation of Texas, Inc., to extend the lease for approximately 3,400 square feet of office space located at 4543-45 Bryan Street for the Police Department's Neighborhood Assistance Center from February 1, 1999 through January 31, 2004 - \$1,200 per month for a five year total of \$72,000 - Financing: Current Funds **[APPROVED; 99-0305]**

PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES

34. Authorize a sixty-month price agreement for mail barcoding service with the lowest responsible bidder of four - Save On Mail Presort, Inc. - Not to exceed \$76,590 - Financing: Current Funds **[APPROVED; 99-0306]**
35. Authorize the purchase of three wheel loaders/backhoes, one grader/maintainer, three skid steer loaders, three truck-mounted regenerative air sweepers, three 3.25 cubic yard wheel loaders and three 12,500 lb wheel loaders/backhoes with the lowest responsible bidders of seventeen - Con Equipment, Inc., Conley Lott Nichols Machinery, Dallas Ford New Holland, Inc., Future Equipment Co., Inc., Industrial Disposal Supply - Not to exceed \$884,736 - Financing: Water Utilities Current Funds (\$43,931) and 1998 Equipment Acquisition Contractual Obligation Notes (\$796,751) Aviation Current Funds(\$44,054) **[APPROVED; 99-0307]**
36. Authorize the option to purchase 45 replacement vehicles, with the lowest responsible bidder of twelve - Southwest International Trucks, Inc. - Not to exceed \$1,597,493 - Financing: 1998 Equipment Acquisition Contractual Obligation Notes **[APPROVED; 99-0308]**
37. Authorize a twenty-four month price agreement for the removal of trash at Farmers Market with the lowest responsible bidder of three - Waste Management of Dallas - Not to exceed \$ 103,250 - Financing: Event Services Current Funds **[APPROVED; 99-0309]**
38. Authorize the purchase of truck mounted bodies with the lowest responsible bidder of two - Equipment Southwest Inc. - Not to exceed \$92,275 - Financing: 1998 Equipment Acquisition Contractual Obligation Notes **[APPROVED; 99-0310]**

CONSENT AGENDA (Continued)

PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES (Continued)

39. Authorize a twenty-four month multiple award price agreement for traffic signal hardware with the lowest responsible bidders of four - Hi-Tech Signals Inc., Paradigm Traffic Systems, Inc. - Not to exceed \$77,976 - Financing: Current Funds **[APPROVED; 99-0311]**
40. Authorize the option to purchase heavy equipment, bodies, and trailers with the lowest responsible bidder of three - Industrial Disposal Supply Company - Not to exceed \$343,459 - Financing: 1998 Equipment Acquisition Contractual Obligation Notes (\$340,560), Water Utilities Current Funds (\$2,899) **[APPROVED; 99-0312]**
41. Authorize a twenty-four month price agreement for parts and the repair of Weil McLain boilers with the lowest responsible bidder of four - Page Boiler Works, Inc. - Not to exceed \$81,888 - Financing: Water Utilities Current Funds **[APPROVED; 99-0313]**
42. Authorize a twenty-four month price agreement for the repair and maintenance of hoists and cranes with the lowest responsible bidders of five - Carl Pons Electric Motor Service, Inc. and Kranco Crane Pro Services, Inc. - Not to exceed \$699,910 - Financing: Water Utilities Current Funds **[APPROVED; 99-0314]**
43. Authorize the purchase of a hydraulic hammer with the lowest responsible bidder of two - A-1 Rental - Not to exceed \$54,380 - Financing: Water Utilities Current Funds **[APPROVED; 99-0315]**
44. Authorize a twenty-four month multiple award price agreement for analytical services of industrial pollutants with the lowest responsible bidders of five - LNS Environmental Services, Inc. and Bio-Aquatic Testing, Inc. - Not to exceed \$667,700 - Financing: Water Utilities Current Funds **[APPROVED; 99-0316]**

MISCELLANEOUS

45. Authorize payment of a judgment in a lawsuit, styled I.A.S./Subrogation Recovery of America, Inc. v. City of Dallas, Cause No. DV98-1174-D - Financing: Current Funds **[APPROVED; 99-0317]**
46. Authorize settlement of a lawsuit, styled Laura Castille v. Bertram Erwin Johnson and City of Dallas, Cause No. DV-98-01890-G - Financing: Current Funds **[APPROVED; 99-0318]**
47. Authorize the criteria (list attached) for the selection of underwriting syndicate members and the designation of co-senior managers and adopt a prohibition of contact between investment banking firms and City Councilmembers during the evaluation process - Financing: No cost consideration to the City **[APPROVED AS AMENDED; 99-0319]**

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

48. Authorize an Agreement with American Express Travel Related Services Company, Inc. for acceptance of American Express Cards by the City for payment of goods and services purchased from City departments that accept credit cards. Terms include a 2.4% discount on charges plus a \$0.10 fee per transaction - Financing: \$150,000 annually **[APPROVED; 99-0320]**
49. Authorize Supplemental Agreement No.1 to the independent audit contract with KPMG Peat Marwick LLP, (Dodd & Associates and Marilou Martinez-Stevens, CPA) to provide for review and update of the financial management performance criteria and perform audit procedures in accordance with the provisions of the State of Texas Single Audit Circular (the Circular) - Not to exceed \$59,000, from \$222,000 to \$281,000 - Financing: Current Funds **[APPROVED; 99-0321]**
50. An ordinance awarding a franchise for 10 years to Navigator Telecommunications, LLC to provide local exchange telephone services - Revenue: \$10,000,000 over 10 years **[APPROVED; 99-0322; ORDINANCE NO. 23764]**
51. An ordinance awarding a franchise for 10 years to Southside Communications, LLC to provide local exchange telephone services - Revenue: \$226,000 over 10 years **[APPROVED; 99-0323; ORDINANCE NO. 23765]**
52. Authorize approval of the bi-weekly tax action **[APPROVED; 99-0324]**
53. Authorize **(1)** a public hearing to be held on February 10, 1999 to receive citizen comments concerning the creation of City of Dallas Reinvestment Zone No. 45, consisting of **5.0847 acres located at 1841 W. Northwest Highway, City of Dallas, Texas**, in order for the property to be eligible for real property tax abatement; **(2)** an ordinance creating City of Dallas Reinvestment Zone No. 45 on February 10, 1999; and **(3)** a real property tax abatement agreement with E. L. Boss, Jr. dba Botanical Technologies, Inc., on February 10, 1999 - Financing: No cost consideration to the City **[APPROVED; 99-0325]**
54. Authorize **(1)** a real property tax abatement agreement with Frito-Lay, Inc. for the purpose of granting a ten-year abatement of 90% of the taxes on the added value to the real property for the consolidation and development of its new distribution facility on property in **City of Dallas Enterprise Zone Two located at Stoneridge Business Park at Hampton Road and I-30, Dallas, Texas 75237**; and **(2)** a 100% development fee rebate to Frito Lay, Inc. in an amount not to exceed \$15,000 - Revenue: First year tax revenue estimated at \$2,495. Ten-year tax revenue estimated at \$24,957. (Estimated revenue foregone for ten-year abatement \$584,190) - Financing: Public/Private Partnership Funds **[APPROVED; 99-0326]**

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

55. Authorize acceptance of grant funds from the Texas Natural Resource Conservation Commission to participate in the Texas PM 2.5 Ambient Air Monitoring Network by installing and operating six air monitors and execution of the grant agreement for the period September 1, 1998 through August 31, 1999 - \$48,000 - Financing: Texas Natural Resource Conservation Commission Grant Funds **[APPROVED; 99-0327]**
56. A resolution appointing Cheryl Williams as full-time municipal court judge - Financing: No additional cost consideration to the City **[APPROVED; 99-0328]**
57. Authorize a License Agreement with the City of Inglewood, California, most advantageous proposer of three, for the operation of the parking management information system and the establishment of six new positions - \$576,450 annually - Financing: Current Funds **[APPROVED; 99-0329]**
58. An ordinance authorizing a correction to Ordinance No. 23735 which amended the Dallas Development Code by amending Section 51A.4.123, "Commercial service and industrial districts," and Section 51A-4.211, "Transportation Uses," by correcting the off-street parking requirement for the commercial bus station and terminal use - Financing: No cost consideration to the City **[APPROVED; 99-0330; ORDINANCE NO. 23766]**
59. Authorize the rejection of bids received for providing recyclable processing services and authorize readvertisement for new bids - Financing: No cost consideration to the City **[APPROVED AS AN INDIVIDUAL ITEM; 99-0331]**
60. Authorize **1)** an increase in the Trinity Waste Services contract for growth in solid waste collection accounts and processing of recyclables, and **2)** an extension and increase to the referenced contract from April 4, 1999 to March 31, 2001 for city wide processing of recyclables - \$833,911, from \$23,851,265 to \$24,685,176 - Financing: Current Funds **[APPROVED AS AN INDIVIDUAL ITEM; 99-0332]**

PUBLIC HEARINGS AND RELATED ACTIONSZONING CASES - CONSENT **[99-0333]**

61. Application for and an ordinance granting a Planned Development District for R-5(A) Single Family District Uses and Private Streets on property presently zoned an R-10(A) Single Family District on the south side of Northwest Highway, west of Midway Road
Recommendation of Staff and CPC: Approval, of a Planned Development District for Single Family Uses, Handicapped Group Dwelling Unit, and Private Streets, subject to a development plan and conditions
Z978-349/7008-NW(SS) **[CPC RECOMMENDATION FOLLOWED; 99-0334; ORDINANCE NO. 23767]**

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

62. Application for and an ordinance granting a Planned Development District for CR Community Retail District Uses on property presently zoned an MF-2(A) Multifamily District and a CR Community Retail District on the northeast side of Larmanda Street, northwest of Skillman Street
Recommendation of Staff and CPC: Approval, subject to a conceptual plan and conditions
Z989-108/10724-NE(RB) **[CPC RECOMMENDATION FOLLOWED AS AN INDIVIDUAL ITEM; 99-0335; ORDINANCE NO. 23768]**
63. Application for and an ordinance granting a Planned Development District for CR Community Retail District Uses on property presently zoned an NO(A) Neighborhood Office District at the west corner of Skillman Street and Larmanda Street
Recommendation of Staff and CPC: Approval, subject to a conceptual plan and conditions
Z989-109/8403-NE(RB) **[CPC RECOMMENDATION FOLLOWED AS AN INDIVIDUAL ITEM; 99-0336; ORDINANCE NO. 23769]**
64. Application for and an ordinance granting a Planned Development District for R-7.5(A) Single Family District Uses a College, Dormitory, Fraternity or Sorority House (by Specific Use Permit only), and a Community Service Center (by Specific Use Permit only), and consideration of and an ordinance granting a Specific Use Permit for a College Dormitory, Fraternity or Sorority House and a Community Service Center on property presently zoned an R-7.5(A) Single Family District at the west corner of West Jefferson Boulevard and Sheldon Avenue
Recommendation of Staff: Approval of a Planned Development District, subject to a development plan and conditions
Recommendation of CPC: Approval of a Planned Development District, subject to a development plan and conditions, and approval of a Specific Use Permit for College Dormitory, Fraternity or Sorority House and a Community Service Center for a five-year time period with eligibility for automatic renewal for additional five-year time periods, subject to a site plan and conditions
Z989-114/9815-SW(ML) **[CPC RECOMMENDATION FOLLOWED AS AN INDIVIDUAL ITEM; 99-0337; ORDINANCE NOS. 23770 AND 23771]**
65. Application for and an ordinance granting an amendment to Planned Development District No. 316, the Jefferson Area Special Purpose District, to allow the creation of a new Subarea 1f for residential, office, retail, and personal service uses at the northwest corner of Jefferson Boulevard and Van Buren Avenue
Recommendation of Staff and CPC: Approval
Z989-117/10734-SW(ML) **[CPC RECOMMENDATION FOLLOWED; 99-0338; ORDINANCE NO. 23772]**

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

66. Application for and an ordinance granting an amendment to and the expansion of Planned Development District No. 404 for College, Medical Clinic, and IR Industrial Research District Uses to provide additional classrooms, administrative area, and off-street parking for the college use, and to include two parcels of land presently zoned an IR Industrial Research District on the south and east sides of Electronic Lane, east of Composite Drive and south of Walnut Hill Lane
Recommendation of Staff and CPC: Approval, subject to amended conditions and an amended development plan
Z989-118/146-NW(PN) **[CONTINUED UNTIL 02/24/99 WITH HEARING OPEN; 99-0339]**
67. Application for and an ordinance granting an amendment to the conditions for Planned Development District No. 73 for Office and Retail Uses to reduce the parking requirements to the amount of parking spaces actually existing in the development on the east side of North Central Expressway, south of Northwest Highway
Recommendation of Staff and CPC: Approval
Z989-122/1296-NE(PN) **[CPC RECOMMENDATION FOLLOWED; 99-0340; ORDINANCE NO. 23773]**

ZONING CASES - INDIVIDUAL

68. Application for and an ordinance granting an MF-3 Multiple Family Subdistrict on property presently zoned an O-2 Office Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, at the north corner of Cedar Springs Road and Cole 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
Z978-183/10356-C(RB) **[CONTINUED UNTIL 04/28/99 WITH HEARING OPEN; 99-0341]**
69. Application for a CS Commercial Service District with retention of the Dry Overlay District on property presently zoned a CR-D Community Retail-Dry District on the southeast side of Garland Road, northeast of Alvin Street
Recommendation of Staff and CPC: Denial
Z978-343/10684-NE(PN) **[CPCP RECOMMENDATION FOLLOWED; 99-0342]**

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

70. Application for and an ordinance granting a Planned Development District for a Community Service Center Use and MF-2(SAH) Multifamily (Standard Affordable Housing) District Uses on property presently zoned an MF-2(A) Multifamily District on the northeast side of Ridgecrest Road, west of Eastridge Drive
Recommendation of Staff: Denial
Recommendation of CPC: Approval, subject to a development / landscape plan and conditions
Z989-111/9574-NE(SS) **[CPC RECOMMENDATION FOLLOWED; 99-0343; ORDINANCE NO. 23774]**

ZONING CASES UNDER ADVISEMENT - INDIVIDUAL

71. 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 conceptual plan and amended conditions
Z978-324/536-C(EM) **[CPC OVERRULED; DENIED WITHOUT PREJUDICE; 99-0344]**
Note: This application was considered by the City Council at a public hearing on December 9, 1998, and was taken under advisement until January 27, 1999, with the public hearing open. (Mapsco 35 X)
72. Application for and an ordinance granting a CR Community Retail District on property presently zoned an MF-1(A) Multifamily District at the northwest corner of Frankford Road and Marsh Lane, 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
Z978-325/10665-NC(ML) **[CONTINUED UNTIL 02/10/99 WITH HEARING OPEN; 99-0345]**
Note: This application was considered by the City Council at a public hearing on January 13, 1999, and was taken under advisement until January 27, 1999, with the public hearing open.

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

73. Application for and an ordinance granting a Planned Development District for IR Industrial Research District Uses and a Multifamily Use (to be allowed by Specific Use Permit only) on property presently zoned an IR Industrial Research District, and an application for and an ordinance granting a Specific Use Permit for a Multifamily Use at the southwest corner of Denton Drive and Community Drive
Recommendation of Staff & CPC: Approval of a Planned Development District for IR Industrial Research District Uses and a Multifamily Use, subject to a development plan and conditions, and approval of a Specific Use Permit for a Multifamily Use, subject to a site plan and conditions
Z989-110/10562-NW(SS) **[CPC RECOMMENDATION FOLLOWED; 99-0346; ORDINANCE NOS. 23775 AND 23776]**
Note: This application was considered by the City Council at a public hearing on January 13, 1999, and was taken under advisement until January 27, 1999, with the public hearing open.
74. Application for an amendment to Planned Development District No. 67 to amend the conditions for Tract II in order to permit NS Neighborhood Service District uses and to create a new Tract IV that allows R-5 Single Family District uses, duplex uses, and multiple family uses at the southwest corner of University Boulevard and Roper Street
Recommendation of Staff: Approval
Recommendation of CPC: Denial without prejudice
Z978-260/10597-NW(ML) **[APPROVED AS AMENDED; 99-0347]**
Note: This application was considered by the City Council at a public hearing on December 9, 1998, and again on January 13, 1999, and was taken under advisement until January 27, 1999, with the public hearing open.
75. Application for a Planned Development District for CS Commercial Service District Uses and MF-2(A) Multifamily District Uses on property presently zoned a CS Commercial Service District at the southwest corner of University Boulevard and Webster Street
Recommendation of Staff: Approval of a Planned Development District for CS Commercial Service District Uses and Multifamily Uses, subject to a conceptual plan and conditions
Recommendation of CPC: Denial without prejudice
Z978-261/10603-NW(LS) **[APPROVED AS AMENDED; 99-0348]**
Note: This application was considered by the City Council at a public hearing on December 9, 1998, and again on January 13, 1999, and was taken under advisement until January 27, 1999, with the public hearing open.

ITEMS FOR INDIVIDUAL CONSIDERATION

76. Consideration of appointments to boards and commissions (Closed Session, if necessary, Personnel, Sec. 551.074, T.O.M.A.) **[NO APPOINTMENTS TO BOARDS; 99-0349]**
77. Appointment of members to the DART Board (Closed Session, if necessary, Personnel, Sec. 551.074, T.O.M.A.) **[APPOINTED EVELYN HICKS; 99-0350]**
78. Appointment of members to the task force created to review and recommend possible changes and additions to ethics laws applicable to city officers and employees **[DELETED ON THE ADDENDUM; 99-0351]**

ITEMS FOR FURTHER CONSIDERATION

79. Authorize the City Auditor's Long-Range Plan for 1999-2001 as required by Section 4 of City Council Resolution 79-0723, as amended by Council Resolution 90-4027, dated December 12, 1990 - Financing: No cost consideration to the City **[APPROVED; 99-0352]**
80. Authorize the City Auditor's 1998-99 Annual Audit Plan as required by paragraph 4(b) of City Council Resolution 79-0723, as amended by City Council Resolution 90-4027, dated December 12, 1990 - Financing: No cost consideration to the City **[APPROVED; 99-0353]**
81. An ordinance abandoning a portion of Talmadge Lane to Hillcrest Church, the abutting owner, containing approximately 11,937 square feet of land, located near its intersection with Hillcrest Road, and authorizing the quitclaim - Revenue: \$81,172 plus the \$20 ordinance publication fee **[APPROVED; 99-0354; ORDINANCE NO. 23777]**
82. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Transcontinental Realty Investors, Inc., of approximately 2 acres of land, improved with an asphalt parking lot, for the Houston Street Extension Project between Pacific and McKinney Avenues - \$2,652,765 - Financing: 1998 Bond Funds (\$2,152,765) and 1995 Bond Funds (\$500,000) **[APPROVED; 99-0355]**
83. Authorize the quitclaim of a vacant lot located at 4719 Live Oak, acquired by the taxing authorities from the Sheriff's Sale, to Robert Frenzel and Gerry Frenzel, the highest bidders - Revenue: \$13,100 **[DENIED QUITCLAIM; 99-0356]**

Closed Session **[NO CLOSED SESSION HELD; 99-0357]**

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:Closed Session **[NO CLOSED SESSION HELD; 99-0357]**

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

- Airport Properties, Inc. Vs. City of Dallas,
Texas, Case No. 495-44-948-MT-II; Adv. No. 98-4237
(U.S. Bankruptcy Court, Northern District of Texas)

Deliberations Regarding Real Property Interests (Sec. 551.072 T.O.M.A.)

- Purchase of Airport Properties, Inc.'s Leasehold interests at Redbird Airport
1. Authorize a thirty (30) year primary term lease of approximately 21.51 acres or 936,993 square feet of land improved with office buildings, multiple aircrafts hangers, ramp and taxiway facilities with Redbird Development Corporation for aviation related purposes at Redbird Airport - Estimated Annual Revenue: \$159,289 plus a minimum of \$5,171,000 in leasehold improvements **[APPROVED; 99-0358]**
 2. Authorize a lease agreement for a ten (10) year period with The Black Academy of Arts and Letters for use of space at the Convention Center Theater - Revenue: \$58,000 annually **[APPROVED 15 YEAR PERIOD; 99-0359]**
 3. Authorize a thirty-six month price agreement for animal registration services used by the Code Compliance Service Department - PetData, Inc., only bidder - Not to exceed \$736,500 - Financing: Current Funds (Net Revenue \$583,500) **[APPROVED; 99-0360]**
 4. Authorize a Supplemental Agreement No. 5 to the professional services contract with the law firm of Webb & Webb for legal services (including the retention of expert engineering consulting and testimony as required) necessary in the lawsuit entitled Dallas County Park Cities Municipal Utilities District v. Texas Natural Resource Conservation Commission, Cause No. 95-03161 in Travis County, and other matters before the Texas Natural Resource Conservation Commission, in an amount not to exceed \$200,000, increasing the original contract and Supplemental Agreements total from \$500,000 to \$700,000 - Financing: Current Funds **[APPROVED; 99-0361]**

ADDENDUM

ADDITIONS:

5. A resolution supporting efforts to bring a four-year, state -supported university to Southern Dallas - Financing: This action has no cost consideration to the City
[APPROVED; 99-0362]

DELETIONS:

78. Appointment of members to the task force created to review and recommend possible changes and additions to ethics laws applicable to city officers and employees **[99-0351]**