

**AGENDA**  
**CITY COUNCIL MEETING**  
**FEBRUARY 24, 1999**  
**CITY OF DALLAS**  
**1500 MARILLA**  
**COUNCIL CHAMBERS, CITY HALL**  
**DALLAS, TEXAS 75201**  
**9:00 A. M.**

Invocation and Pledge of Allegiance (Council Chambers) [99-0720]

Agenda Item/Open Microphone Speakers [99-0721]

VOTING AGENDA

1. Approval of Minutes of the February 10, 1999 City Council Meeting [APPROVED; 99-0722]

CONSENT AGENDA [99-0723]

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS

Engineering and Architectural Contracts

2. Authorize a professional services contract with Jones & Boyd, Inc. to provide design services for ballfield improvements at Cummings Park - \$26,500 - Financing: 1998-99 Community Development Grant Funds [APPROVED; 99-0724]

## CONSENT AGENDA (Continued)

## AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Engineering and Architectural Contracts (Continued)

3. Authorize a professional services contract with Jones & Boyd, Inc. to provide design services for ballfield improvements at Lawnview Park - \$32,000 - Financing: 1998 Bond Funds **[APPROVED; 99-0725]**
4. Authorize a professional services contract with Spencer Design Group, Inc. to provide design services for renovation of the Dreyfuss Clubhouse Building at White Rock Lake Park - \$42,315 - Financing: 1998 Bond Funds **[APPROVED; 99-0726]**
5. Authorize a professional services contract with AAE Architects, Inc. to provide design services for a senior addition at Marcus Park Recreation Center, Phase I - \$27,828 - Financing: 1998 Bond Funds **[APPROVED AS CORRECTED ON THE ADDENDUM; 99-0727]**
6. Authorize a professional services contract with Mesa Design Group, Inc. to provide design services for site improvements including reconstruction of the existing parking lot at White Rock Lake Park (Flagpole Hill) - \$32,000 - Financing: 1998 Bond Funds **[APPROVED; 99-0728]**
7. Authorize a professional services contract with Armstrong Berger, Inc. to prepare construction documents for the fabrication and installation of signage for various buildings at Fair Park including vehicular signage, pedestrian signage and entry gate signage and parking lot identification signs - \$104,809 - Financing: Fair Park Improvement Funds **[APPROVED; 99-0729]**
8. Authorize a professional services contract with JPJ Architects, Inc. to provide a building renovation master plan for the Coliseum Building in Fair Park - \$170,758 - Financing: 1998 Bond Funds **[APPROVED; 99-0730]**
9. Authorize a professional services contract with Hellmuth, Obata + Kassabaum, Inc., for the provision of basic services for urban design, landscape architecture, engineering and construction bid documents and special services to include community participation/information program, and traffic analysis for five streetscape improvements in downtown Dallas, known as the City Center TIF District North/South Linkages Project - \$1,461,490 - Financing: City Center Tax Increment Financing District Funds **[APPROVED; 99-0731]**

CONSENT AGENDA (Continued)

## AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Engineering and Architectural Contracts (Continued)

10. Authorize a professional services contract with Hellmuth, Obata + Kassabaum, Inc. for the design of landscape, architectural, engineering, and survey services for street improvements in the vicinity of Love Field and the Medical Center Area, Phase III (list attached) - \$189,360 - Financing: 1995 Bond Funds **[APPROVED; 99-0732]**

Authorization of Contracts

11. Authorize a contract for athletic field improvements including irrigation, new turf, concrete curb and sidewalks, bleachers and infield improvements at Cotillion Park - Slater Lawn Service, lowest responsible bidder of three - \$151,160 - Financing: 1995 Bond Funds (\$136,000) and 1985 Bond Funds (\$15,160) **[APPROVED; 99-0733]**
12. Authorize a contract for the replacement of sidewalks, curb and gutter, drive approaches, construction of barrier free ramps, water and wastewater main adjustments for the Sidewalk Replacement Program 98-03 (list attached) - Roadway Engineering & Construction, Inc., lowest responsible bidder of four - \$213,555 - Financing: 1985 Bond Funds (\$201,530), Water Utilities Capital Construction Funds (\$12,025) **[APPROVED; 99-0734]**
13. Authorize a contract for the replacement of sidewalks, curb and gutter, drive approaches, construction of barrier free ramps, water and wastewater main adjustments for the Sidewalk Replacement Program 98-04 (list attached) - Roadway Engineering & Construction, Inc., lowest responsible bidder of four - \$188,112 - Financing: 1985 Bond Funds (\$162,612), Water Utilities Capital Construction Funds (\$25,500) **[APPROVED; 99-0735]**
14. Authorize a contract for the reconstruction of street paving, sidewalks, drive approaches, storm drainage, water and wastewater main improvements; installation of trees, tree grates, irrigation, electrical conduits, street light foundations, a two-foot wide sidewalk brick band adjacent to the curb, and the reconstruction of the "Walk of Fame" sidewalks adjacent to the Hard Rock Café on McKinney Avenue from Pearl Street to Oak Grove Avenue - Gibson and Associates, Inc., lowest responsible bidder of two - \$4,756,594; increase appropriations in the amount of \$451,188 in the Capital Projects Reimbursement Fund and increase appropriations in the amount of \$11,484 in the Restoration Fund - Financing: 1985 Bond Funds (\$1,261,004), 1995 Bond Funds (\$2,554,000), Water Utilities Capital Improvement Funds (\$392,898), Water Utilities Capital Construction Funds (\$86,020), Restoration Funds (\$11,484), Uptown Public Improvement District Funds (\$451,188) **[APPROVED; 99-0736]**

CONSENT AGENDA (Continued)

## AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Contract Amendments

15. Authorize Supplemental Agreement No. 4 to the contract with Carter & Burgess, Inc., to provide additional design services for ballfield improvements at Crawford/Elam Park - \$55,000, from \$193,560 to \$248,560 - Financing: 1995 Bond Funds **[APPROVED; 99-0737]**
16. Authorize Supplemental Agreement No. 1 to the contract with Nathan D. Maier Consulting Engineers, Inc. for additional design services on Eastridge Drive from Skillman Street to Park Lane - \$59,980, from \$308,075 to \$368,055 - Financing: 1998 Bond Funds**[APPROVED; 99-0738]**
17. Authorize Supplemental Agreement No. 1 to the contract with HDR Engineering, Inc. to provide additional engineering services for design modifications to the West Bank junction structure at the Central Wastewater Treatment Plant - \$34,972, from \$942,000 to \$976,972 - Financing: Water Utilities Capital Construction Funds **[APPROVED; 99-0739]**

Construction Miscellaneous

18. Authorize an Interlocal Agreement with the Texas Department of Transportation for the design and construction of landscaping and urban design improvements on Buckner Boulevard from Bruton Road to Lake June Road - Financing: No cost consideration to the City **[APPROVED; 99-0740]**
19. Authorize calling of a benefit assessment hearing to be held on April 14, 1999 for street paving, storm drainage, water and wastewater main improvements on Mary Street from alley south of Hudson Street north to Hudson Street - Financing: No cost consideration to the City **[APPROVED; 99-0741]**
20. Authorize calling of a benefit assessment hearing to be held on April 14, 1999 for street paving, water and wastewater main improvements on Vicksburg Street from Lupo Drive to Lagoon Drive - Financing: No cost consideration to the City **[APPROVED; 99-0742]**

**Modella Avenue from Dennis Road to Allister Street**

21. \* 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; 99-0743]**
22. \* Authorize approval of specifications, estimate of cost and authorize advertisement for bids - Financing: No cost consideration to the City **[APPROVED; 99-0744]**

CONSENT AGENDA (Continued)

## AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Construction Miscellaneous (Continued)**Mohawk Drive from Empire Central Drive to Lovedale Avenue**

23. \* Authorize street paving, and storm drainage 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; 99-0745]**
24. \* Authorize approval of specifications, estimate of cost and authorize advertisement for bids - Financing: No cost consideration to the City **[APPROVED; 99-0746]**

## LAND ACQUISITION

25. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Holigan Homes Texas, Ltd., of approximately 26,756 square feet of unimproved land, located near the intersection of Churchill Way and Hillcrest Road - \$330,000 - Financing: 1998 Bond Funds (\$205,000) and Parks Capital Gifts and Donations Funds (\$125,000) **[APPROVED; 99-0747]**
26. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from DR Horton-Texas, Ltd., of approximately 12.7 acres of unimproved land, located near Midway Road and Timberglenn Drive - \$791,000 - Financing: 1998 Bond Funds (\$691,037) and Parks Capital Gifts and Donations Funds (\$99,963) **[APPROVED; 99-0748]**
27. Authorize acquisition of individual avigation easements over 3 residential properties containing approximately 0.5 acres of land, located in the City of Irving, for the D-FW International Airport Expansion project - \$62,875 (\$30,180 in easement acquisition payments and \$32,695 in noise mitigation payments) - Financing: D-FW International Airport Joint Revenue Bonds (no cost consideration to the City) (list attached) **[APPROVED; 99-0749]**

## LAND MISCELLANEOUS

28. Authorize the City Manager to execute a twenty-four month Lease Option Agreement with Learjet, Inc., a subsidiary of Bombardier, Inc., for approximately 571,000 square feet of land at Dallas Love Field Airport - Revenue: \$11,000 per month plus a one-time payment of \$75,000 **[APPROVED; 99-0750]**

CONSENT AGENDA (Continued)

## LAND MISCELLANEOUS (Continued)

29. An ordinance abandoning Crestmoor Avenue, a sidewalk easement and an alley sight easement to Ashton Coit Joint Venture, Charles V. Grahmann, Bishop of The Roman Catholic Diocese of Dallas, Texas, Amy K. Hunt and Carter J. Hunt, the abutting owners, containing approximately 7,727 square feet of land, located near its intersection with Benchmark Drive, providing for the dedication of approximately 3,145 square feet of land needed for alley right-of-way, and authorizing the quitclaim - Revenue: \$3,119 plus the \$20 ordinance publication fee **[APPROVED; 99-0751; ORDINANCE 23790]**
30. An ordinance abandoning two utility easements to Eddins Enterprise, Inc., the abutting owner, containing approximately 9,243 square feet of land, located near the intersection of Lakefield Boulevard and Northwest Highway, and authorizing the quitclaim - Revenue: \$650 plus the \$20 ordinance publication fee **[APPROVED; 99-0752; ORDINANCE 23791]**
31. Authorize conveyance of an improved City-owned property, located near the intersection of South Moore and Claude Streets, to the Tenth Street Historic Community Development Organization, to be used for low or moderate income single family housing and execution of a development agreement - Revenue: \$10 **[APPROVED; 99-0753]**
32. A resolution declaring a vacant tract of land, located near the intersection of Thomas Avenue and Hall Street, unwanted and unneeded and authorizing its advertisement for sale by sealed bids at a minimum bid of \$150,000 - Financing: No cost consideration to the City **[APPROVED; 99-0754]**
33. An ordinance granting a revocable license to Preston Center West Corporation, for the use of approximately 147,600 square feet of land, to maintain the existing parking garage located between Westchester Drive, Berkshire Street, Kate Street and Luther Lane - Revenue: \$350 annually plus the \$20 ordinance publication fee **[APPROVED; 99-0755; ORDINANCE 23792]**
34. An ordinance abandoning a water easement to Presbyterian Hospital of Dallas, Inc., the abutting owner, containing approximately 1,581 square feet of land, located near the intersection of Walnut Hill Lane and Greenville Avenue, and authorizing the quitclaim - Revenue: \$650 plus the \$20 ordinance publication fee **[APPROVED; 99-0756; ORDINANCE 23793]**
35. An ordinance abandoning a utility easement to M and M Properties, the abutting owner, containing approximately 1,275 square feet of land, located near the intersection of Zang Boulevard and Illinois Avenue, and authorizing the quitclaim - Revenue: \$650 plus the \$20 ordinance publication fee **[APPROVED; 99-0757; ORDINANCE 23794]**
36. An ordinance abandoning Homer Street to Mockingbird Station Partners, L.P., the abutting owner, containing approximately 18,921 square feet of land, located near its intersection with Mockingbird Lane and authorizing the quitclaim - Revenue: \$313,616 plus the \$20 ordinance publication fee **[APPROVED; 99-0758; ORDINANCE 23795]**

CONSENT AGENDA (Continued)

## PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES

37. Authorize a multiple award purchase of automobiles, light trucks, vans and utility trucks with the lowest responsible bidders of seven - Classic Chevrolet Inc., Showcase Chevrolet, Inc., Fred Oakley Motors, Inc., Village Ford of Lewisville, Inc., Permian Autos, Inc., Volvo & GMC Trucks of Dallas - Not to exceed \$8,682,824 - Financing: Current Funds (\$4,397,956), Equipment Services Current Funds (\$1,595,044), 1998 Equipment Acquisition Contractual Obligation Notes (\$1,779,690), 1997 Local Law Enforcement Block Grant Funds (\$529,784), 1998 Local Law Enforcement Block Grant Funds (\$23,325), Walker Consent Decree Funds (\$312,240), Aviation Current Funds (\$44,785) **[APPROVED; 99-0759]**
38. Authorize a twenty-four month price agreement for cement treated base with the lowest responsible bidders of two - TXI, Inc. and Beall Industries, Inc. - Not to exceed \$1,879,913 - Financing: Current Funds (\$1,569,913), Water Utilities Current Funds (\$310,000) **[APPROVED; 99-0760]**
39. Authorize the rejection of bids received for brush shredding and composting services - Financing: No cost consideration to the City **[APPROVED; 99-0761]**

## MISCELLANEOUS

40. Authorize an Interlocal Agreement with the City of Plano for the provision of supplemental brush grinding services for the period of March 1, 1999 through February 29, 2000 - Not to exceed \$60,000 - Financing: Current Funds **[APPROVED; 99-0762]**
41. Authorize settlement of a lawsuit, styled Brenda Fields v. City of Dallas, Cause No. CC-98-04390-D - Financing: Current Funds **[APPROVED; 99-0763]**
42. Authorize settlement of a claim filed by Farzin Ghalibaf, Claim No. 95-101005965-001 - Financing: Current Funds **[APPROVED; 99-0764]**
43. Authorize settlement of a claim filed by State Farm Insurance Company as Subrogee for Doris Webb, Claim No. 95-101005070-001 - Financing: Current Funds **[APPROVED; 99-0765]**

CONSENT AGENDA (Continued)

## MISCELLANEOUS (Continued)

44. Authorize Supplemental Agreement No. 3 to the professional services contract with Haynes and Boone, L.L.P. for professional services necessary in the lawsuits entitled Albert, et al. v. City of Dallas, Cause Number 199-697-94, Hill, et al. v. City of Dallas, Cause Number 95-00975-F, Willis, et al. v. City of Dallas, Cause Number 199-200-95, Barber, et al. v. City of Dallas, Cause Number 199-624-95, Parker, et al. v. City of Dallas, Cause Number 1-95-107; and Martin, et al. v. City of Dallas, Cause No. 1-95-506; and any other proceeding relating to the 1979 pay referendum litigation, in an amount not to exceed \$250,000 increasing the original contract amount from \$675,000 to \$925,000 - Financing: Current Funds **[APPROVED AS CORRECTED ON THE ADDENDUM; 99-0766]**
45. Authorize a public hearing to be held on March 24, 1999 to receive citizen comments in preparation of the FY 1999-2000 Operating, Capital, Grant and Trust budgets - Financing: No cost consideration to the City **[APPROVED; 99-0767]**
46. Approval of the issuance of approximately \$4,150,000 of bonds by the Fate Higher Education Facilities Corporation for the expansion of housing facilities at Dallas Baptist University in Dallas, Texas - Financing: No cost consideration to the City **[APPROVED; 99-0768]**
47. Authorize annual adjustments to appropriations for the 1997-98 fiscal year for year-end close - Financing: No cost consideration to the City **[APPROVED; 99-0769]**
48. Authorize a professional services contract for court reporting services with All-American Reporting, the most advantageous proposer of three - Not to exceed \$190,000 - Financing: Current Funds **[APPROVED; 99-0770]**
49. Authorize approval of the bi-weekly tax action **[APPROVED; 99-0771]**
50. Authorize an agreement with the Dallas Black Chamber of Commerce to co-sponsor a program to assist in the continued revitalization of the Martin Luther King, Jr. Boulevard and South Dallas/Fair Park Area Business District for the period beginning February 19, 1999 through February 29, 2000 - Financing: No cost consideration to the City **[APPROVED; 99-0772]**
51. Authorize an agreement with the Greater Dallas Hispanic Chamber of Commerce to co-sponsor a program to assist in the continued revitalization of the Maple Avenue Area Business District for the period beginning March 12, 1999 to February 29, 2000 - Financing: No cost consideration to the City **[APPROVED; 99-0773]**



CONSENT AGENDA (Continued)

## MISCELLANEOUS (Continued)

52. Authorize a one-year economic development grant agreement for calendar year 1999 with the Big Twelve Conference to host college sporting events, conferences, and meetings within the city of Dallas as part of the Big Twelve's effort to promote national sporting events and sports entertainment and related activities - Not to exceed \$250,000 - Financing: Current Funds **[DEFERRED UNTIL 03/24/99; 99-0774]**
53. An ordinance amending Chapter 10, 10A, 45 and 48A of the Dallas City Code to provide reinsurance requirements for buses, shuttles, limousines, taxicabs, and vehicle tow services - Financing: No cost consideration to the City **[DELETED ON THE ADDENDUM; 99-0775]**
54. Authorize an increase in program funds to the Enterprise Foundation, Inc. Mortgage Assistance Contract for providing financial services and administration of the City's first time homebuyer programs - \$250,000, from \$4,712,161 to \$4,962,161 - Financing: 1998-99 Community Development Grant Funds **[APPROVED; 99-0776]**
55. Authorize the establishment of appropriations from excess program income from the Rental Rehabilitation Grant Funds to provide additional funding needed to allow repairs to homes that received Upfront Cost Assistance Program (UCAP) assistance between October 1, 1993 through December 31, 1995 where the home does not meet Housing Quality Standards and Minimum Housing Codes - \$140,000 - Financing: Rental Rehabilitation Grant Funds **[APPROVED; 99-0777]**
56. An ordinance authorizing a correction to the property description in Ordinance No. 23690 which granted a change of zoning to an MU-2 (SAH) Mixed Use (Standard Affordable Housing) District on property located northwest of Garland Road and northeast of Knob Oak Drive (Z978-304/10642-NE(LS)) - Financing: No cost consideration to the City **[APPROVED; 99-0778; ORDINANCE 23796]**
57. Authorize a contract with Environmental Systems Research Institute, Inc., for the development of an interactive Windows-based community policing activity management system for the Police Department, most advantageous proposal of three - Not to exceed \$75,000 - Financing: 1997-98 Advancing Community Policing Grant Funds **[APPROVED; 99-0779]**
58. Authorize an agreement with the North Central Texas Council of Governments for professional assistance to coordinate regional information; to continue the cooperative monitoring program with the United States Geological Survey; and to provide assistance in regional program development for required storm water permit activities - \$140,869 - Financing: Storm Water Drainage Funds **[APPROVED; 99-0780]**

CONSENT AGENDA (Continued)

## MISCELLANEOUS (Continued)

59. Authorize continued participation in the American Water Works Association Research Foundation (AWWARF) Subscription Program to fund drinking water research for FY 1998-99 - \$205,791 - Financing: Water Utilities Current Funds **[APPROVED; 99-0781]**
60. Authorize continued participation in the Water Environment Research Foundation (WERF) Subscription Program to fund wastewater research for FY 1998-99 - \$63,000 - Financing: Water Utilities Current Funds **[APPROVED; 99-0782]**

PUBLIC HEARINGS AND RELATED ACTIONSZONING CASES - CONSENT **[99-0783]**

61. Application for and an ordinance granting a TH-1(A) Townhouse District on property presently zoned an R-5(A) Single Family District at the south corner of Romine Street and Kynard Street, 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  
Z978-266/10605-SE(RB) **[CPC RECOMMENDATION FOLLOWED; 99-0784; ORDINANCE 23797]**
62. Application for and an ordinance granting a Planned Development District for a Transit Passenger Station or Transfer Center and certain MU-2 Mixed Use District Uses on property presently zoned an MU-2 Mixed Use District, an MU-3 Mixed Use District, and an IR Industrial Research District, and to terminate the existing deed restrictions on a portion of the request site on the northeast side of LBJ Freeway between Skillman Street and Miller Road, and a resolution authorizing acceptance of an instrument terminating the existing deed restrictions  
Recommendation of Staff and CPC: Approval of a Planned Development District, subject to a development and landscape plan and conditions, and approval of the termination of the existing deed restrictions  
Z978-299/10637-NE(RB) **[APPROVED AS AMENDED; 99-0785; ORDINANCE 23798]**
63. Application for and an ordinance granting a TH-2(A) Townhouse District on property presently zoned an R-10(A) Single Family District on the south side of Northwest Highway, west of Midway Road, and a resolution authorizing acceptance of a deed restriction instrument submitted in conjunction with the change of zoning  
Recommendation of Staff: Approval  
Recommendation of CPC: Approval, subject to deed restrictions volunteered by the applicant  
Z978-353/10707-NW(JP) **[CPC RECOMMENDATION FOLLOWED; 99-0786; ORDINANCE 23799]**

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

64. Application for and an ordinance granting an R-16(A) Single Family District on Tract I and an R-1/2ac(A) Single Family District on Tract II on property presently zoned an R-1ac(A) Single Family District at the south corner of Mockingbird Lane and Chapel Hill Road  
Recommendation of Staff: Approval of an R-1/2(A) Single Family District on the entire area of request  
Recommendation of CPC: Approval as requested  
Z989-107/10729-NE(RB) **[APPROVED; 99-0787; ORDINANCE 23800]**
65. Application for and an ordinance granting a Planned Development District for TH-1(A) Townhouse District Uses and Private Streets on property presently zoned an R-16(A) Single Family District and an amendment to the deed restrictions on the west side of Preston Road, south of Cezanne Drive, and a resolution authorizing acceptance of an amending deed restriction instrument  
Recommendation of Staff and CPC: Approval, subject to a development plan showing 18 lots and conditions, and approval of an amendment to the deed restrictions to allow a maximum of 18 dwelling units  
Z989-123/9295-NC(ML) **[CPC RECOMMENDATION FOLLOWED; 99-0788; ORDINANCE 23801]**
66. Application for and an ordinance granting a CS Commercial Service District on property presently zoned an NO(A) Neighborhood Office District on the west side of Davenport Road, south of Winding Creek Court, and a resolution authorizing acceptance of a deed restriction instrument submitted in conjunction the change of zoning  
Recommendation of Staff and CPC: Approval, subject to deed restrictions volunteered by the applicant  
Z989-132/10747-NC(ML) **[CPC RECOMMENDATION FOLLOWED; 99-0789; ORDINANCE 23802]**
67. Application for and an ordinance granting an IR Industrial Research District on property presently zoned an MU-3 Mixed Use District on the west side of Reeder Road, south of LBJ Freeway  
Recommendation of Staff and CPC: Approval  
Z989-140/10765-NW(SS) **[CPC RECOMMENDATION FOLLOWED; 99-0790; ORDINANCE 23803]**

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

68. A City Plan Commission authorized hearing to determine the proper zoning on property presently zoned as Planned Development District No. 478 for Private Recreation Uses, with consideration being given to amending Planned Development District No. 478 to adjust the location of facilities, amend the paving requirements, decrease the number of required parking spaces and provide for additional uses incidental to the primary recreational use at northeast corner of Interstate 20 and Spur 408, and an ordinance implementing the proposal  
Recommendation of Staff and CPC: Approval of the proposed amendments  
Z989-143/9348-SW(SS) [**CPC RECOMMENDATION FOLLOWED; 99-0791; ORDINANCE 23804**]
69. Application for and an ordinance granting an amendment to the site plan and conditions for Planned Development District No. 393 for a Community Service Center, Single Family, and Handicapped Group Dwelling Unit uses in order to change the size of the proposed building and the location of the proposed parking, building, and athletic fields with the site plan being replaced with a development and landscape plan at the southwest corner of and Greenville Avenue and Stults Road  
Recommendation of Staff and CPC: Approval  
Z989-151/10771-NE(ML) [**CPC RECOMMENDATION FOLLOWED; 99-0792; ORDINANCE 23805**]
70. Application for and an ordinance granting an amendment to the development plan and conditions for the Subarea F-6 portion of Planned Development District No. 186 for Residential, Office, and Retail Uses to provide for an approximate 8,400 seat sanctuary, an approximate 600 seat chapel for funerals and weddings, additional off-street parking, allow a maximum height of 65 feet for religious uses, and to allow remote and shuttle parking for the church use, and further re-designating Subarea F-6 as Subarea F-2 on property on the north side of Kiest Boulevard, west of Spur 408  
Recommendation of Staff and CPC: Approval  
Z989-124/6480-SW(PN) [**APPROVED AS AMENDED; 99-0793; ORDINANCE 23806**]

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

71. Application for an amendment to Tract II of Planned Development District No. 37 for I-1 Industrial District Uses by: 1) creating a new Tract IIC for I-1 Industrial District uses and a Vehicle Auction and Storage Use permitted by Specific Use Permit only; 2) consideration of and an ordinance granting a Specific Use Permit for a Vehicle Auction and Storage Use on Tract IIC only; and 3) approval of a revised development plan for Tract IIB on property on the northeast side of Lakefield Boulevard between Northwest Highway and Sheila Lane, and a City Plan Commission authorized hearing to determine the proper zoning on Tract IIA within Planned Development District No. 37 for I-1 Industrial District Uses with consideration being given to approving a separate development plan for Tract IIA in place of the combined plans for Tract IIA and Tract IIB at the west corner of Northwest Highway and Lakefield Boulevard, and an ordinance implementing the amendments  
Recommendation of Staff and CPC: Approval  
Z978-359/9268-NW(PN) & Z989-159/9268-NW(PN) **[CPC RECOMMENDATION FOLLOWED; 99-0794; ORDINANCES 23807 & 23808]**
72. A Landmark Commission authorized hearing to consider the granting of an Historic Overlay District for St. Ann's School on property presently zoned as Planned Development District No. 193, the Oak Lawn Special Purpose District, with an HC Heavy Commercial Subdistrict bounded by Harry Hines Boulevard, Moody Street, Harwood Street, and Wichita Street, and an ordinance implementing the proposal  
Recommendation of Staff: Approval, subject to preservation criteria for only the school building and with demolition criteria as established in the Dallas Development Code  
Recommendation of CPC: Approval, subject to preservation criteria for only the school building and with special demolition criteria established for the site  
Z989-131/10746-C(JA) **[DELETED ON THE ADDENDUM; 99-0795]**

ZONING CASES UNDER ADVISEMENT - INDIVIDUAL

73. 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) **[CPC RECOMMENDATION FOLLOWED; 99-0796; ORDINANCE 23809]**

Note: This application was considered by the City Council at a public hearing on January 27, 1999, and was taken under advisement until February 24, 1999, with the public hearing open.

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

## FLOODPLAIN APPLICATION

74. Application for a fill permit and removal of the floodplain (FP) prefix from .293 acres of land currently in the 100-year floodplain of the Elm Fork of the Trinity River located at 2105 West Northwest Highway and is zoned Industrial Retail (IR) - Fill Permit 98-12 - Financing: No cost consideration to the City **[APPLICATION APPROVED; 99-0797]**

ITEMS FOR INDIVIDUAL CONSIDERATION

75. Consideration of appointments to boards and commissions (Closed Session, if necessary, Personnel, Sec. 551.074, T.O.M.A.) **[NO APPOINTMENTS MADE TO BOARDS; 99-0798]**
76. Appointment of members to the DART Board (Closed Session, if necessary, Personnel, Sec. 551.074, T.O.M.A.) **[NO APPOINTMENTS MADE TO THE DART BOARD; 99-0799]**
77. Authorize hardship relief for the Estate of Harvey Andres for property at 2008 Greenville Avenue, north of Oram Street from the Lower Greenville area moratorium (Resolution No. 983668, adopted by the City Council on December 16, 1998) - Financing: No cost consideration to the City **[DENIED; 99-0800]**

## ITEMS FOR FURTHER CONSIDERATION

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 04/28/99; 99-0801]**
79. Authorize an Interlocal Agreement with El Centro College to provide job training and student stipends for program participants in Dallas Area Interfaith's "Workpaths 2000" job training program for the period March 1, 1999 through February 28, 2001 - \$100,000 - Financing: Current Funds **[APPROVED; 99-0802]**
80. A resolution recognizing the Dallas Public Library as a Citywide Asset (recommended by the Arts, Education and Libraries Committee) - Financing: No cost consideration to the City **[APPROVED; 99-0803]**
81. An ordinance authorizing 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 (Z978-260/10597-NW(ML) - Financing: No cost consideration to the City **[DEFERRED UNTIL 03/24/99; 99-0804]**

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

## ITEMS FOR FURTHER CONSIDERATION (Continued)

82. An ordinance authorizing a Planned Development District for CS Commercial Service District Uses and Multifamily Uses on property presently zoned a CS Commercial Service District at the southwest corner of University Boulevard and Webster Street (Z978-261/10603-NW(LS)) - Financing: No cost consideration to the City **[DEFERRED UNTIL 03/24/99; 99-0805]**
  
83. 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 **[APPROVED; 99-0806]**

Closed Session **[NO CLOSED SESSION HELD; 99-0807]**

## 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, 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-1187-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-003-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. 3-98-0843-R; Teligent, Inc. v. City of Dallas, Cause No. 3-97-CV-3052-R



## ADDENDUM

## ADDITIONS

PUBLIC HEARINGS AND RELATED ACTIONS

## FLOODPLAIN APPLICATIONS

1. Application for a fill permit and removal of the floodplain (FP) prefix from 0.16 acres of land currently in the 100-year floodplain of White Rock Creek which is located on the south side of Spring Valley Road between Hughes Lane and White Rock Creek and is zoned Residential ½(A) - Fill Permit 98-09 - Financing: No cost consideration to the City **[CLOSED SESSION; TAKEN UNDER ADVISEMENT UNTIL 03/03/99; 99-0808]**
2. Application for a fill permit and removal of the floodplain (FP) prefix from 1.7 acres of land currently in the 100-year floodplain of the South Fork of Ash Creek which is located at the northeast intersection of Ferguson Road and Lakeland Drive and is zoned Residential 7.5(A) - Fill Permit 98-10 - Financing: No cost consideration to the City **[APPROVED; 99-0809]**

ITEMS FOR INDIVIDUAL CONSIDERATION

3. Authorize deposit of a Special Commissioners' Award for acquisition from Kayel Realty Company, of a tract of land containing approximately 1.8 acres, improved with a brick building and various connecting corrugated tin buildings, in City Block 927, for the Dallas Sports Arena Project, located northeast of the intersection of Woodall Rodgers and Stemmons Freeways - \$3,300,000 - Financing: Funds Provided by Hillwood Development Corporation **[APPROVED; 99-0810]**
4. Authorize deposit of a Special Commissioners' Award for acquisition from Caroline Street Properties, of a tract of land containing approximately 2.4 acres, improved with various connecting corrugated tin buildings, in City Blocks 927 and E/927½, for the Dallas Sports Arena Project, located northeast of the intersection of Woodall Rodgers and Stemmons Freeways - \$3,451,493 - Financing: Funds Provided by Hillwood Development Corporation **[APPROVED; 99-0811]**

## ADDENDUM

## ADDITIONS:

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)**Actions Related to the May 1, 1999 Election**

5. \* An ordinance ordering a general election to be held in the City of Dallas on Saturday, May 1, 1999, for the purpose of electing a Mayor and 14 members of the City Council to represent Districts 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14 for the term beginning June 7, 1999 - Financing: This action has no cost consideration to the City **[APPROVED; 99-0812; ORDINANCE 23810]**
6. \* A resolution authorizing a joint election agreement and election services contract between the City of Dallas, various other jurisdictions within Dallas County, and Dallas County for the conduct of a joint election to be held on Saturday, May 1, 1999, and authorizing extension of the agreement for a runoff election, if necessary, to be held on Saturday, May 29, 1999 - \$1,435,500 - Financing: Current Funds **[APPROVED; 99-0813]**  
(Note: If election costs exceed the \$200,000 budgeted in FY 1998-99, the City Manager plans to recommend the use of Contingency Reserve Funds for the additional costs.)
7. \* A resolution approving the appointment of citizens to serve as election judges for the May 1, 1999 joint election and the May 29, 1999 runoff election, if necessary - Financing: This action has no cost consideration to the City **[APPROVED; 99-0814]**
8. \* A resolution authorizing the Mayor to appoint an ad hoc city council canvassing committee to review the returns of the May 1, 1999, general election and submit a canvass report to the full city council on Wednesday May 5, 1999 - Financing: This action has no cost consideration to the City **[APPROVED; 99-0815]**

**Oak Cliff Gateway TIF District**

9. \* Authorize a development agreement between Washington Mutual Bank and the City of Dallas for the funding and construction of certain public improvements for the **Jefferson at Kessler Heights Project in Tax Increment Financing Reinvestment Zone Number Three, City of Dallas, Texas (Oak Cliff Gateway TIF District)** and establishment of appropriations - Not to exceed \$1,500,000 - Financing: \$1,500,000 to be advanced by Washington Mutual Bank and reimbursed with interest from the Oak Cliff Gateway TIF District Fund and/or Tax Increment Bonds; accrued interest on private funds to be repaid solely from the Oak Cliff Gateway TIF District Fund **[APPROVED; 99-0816]**

## ADDENDUM

## ADDITIONS:

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)Oak Cliff Gateway TIF District (Continued)

- 10.\* Authorize a resolution declaring the intent of **Tax Increment Financing District Reinvestment Zone Number Three, City of Dallas, Texas (Oak Cliff Gateway TIF District)** to reimburse Washington Mutual Bank for the funding and construction of certain public improvements for the **Jefferson at Kessler Heights Project in Tax Increment Financing Reinvestment Zone Number Three, City of Dallas, Texas (Oak Cliff Gateway TIF District)** - Not to exceed \$1,500,000 - Financing: \$1,500,000 to be advanced by Washington Mutual Bank and reimbursed from the Oak Cliff Gateway TIF District Fund and/or Tax Increment Bonds; accrued interest on private funds to be repaid solely from the Oak Cliff Gateway TIF District Fund **[APPROVED; 99-0817]**
11. An ordinance abandoning Plowman Avenue, a portion of Moline Street, Tilden Street, alleys and a sanitary sewer easement to Park Tilden Partners, L.P., Mid-Tex Centers, Ltd., D McLeasing, Inc., and Herbert Frey, Trustee, the abutting owners, containing approximately 132,728 square feet of land, located near the intersection of Greenbriar Lane and Moline Street, in exchange for the dedication of 6,788 square feet of land for needed street right-of-way; providing for the construction of two turn lanes; providing for the waiver of dead-end street requirements; authorizing the quitclaim - Revenue: \$107,049 plus the \$20 ordinance publication fee **[DEFERRED UNTIL 03/03/99; 99-0818]**
12. Authorize prepayment credits to City of Dallas retail water utility customers, with appropriate interest, to offset the impact of the 2.7 percent water and wastewater rate increase in fiscal year 1998-1999, and provide the City Council with additional information regarding the Water Utilities operations and capital program - estimated to be \$6,400,000 million - Financing: Water Utilities Current Funds **[DEFERRED UNTIL 03/03/99; 99-0819]**

## ADDENDUM

DELETIONS

53. An ordinance amending Chapters 10, 10A, 45, and 48A of the Dallas City Code to provide reinsurance requirements for buses, shuttles, limousines, taxicabs, and vehicle tow services - Financing: No cost consideration to the City **[99-0774]**
72. A Landmark Commission authorized hearing to consider the granting of an Historic Overlay District for St. Ann's School on property presently zoned as Planned Development District No. 193, the Oak Lawn Special Purpose District, with an HC Heavy Commercial Subdistrict bounded by Harry Hines Boulevard, Moody Street, Harwood Street, and Wichita Street, and an ordinance implementing the proposal  
Recommendation of Staff: Approval, subject to preservation criteria for only the school building and with demolition criteria as established in the Dallas Development Code  
Recommendation of CPC: Approval, subject to preservation criteria for only the school building and with special demolition criteria established for the site  
Z989-131/10746-C(JA) **[99-0795]**

CORRECTIONS

5. Authorize a professional services contract with AAE Architects, Inc. to provide design services for a senior addition center at Marcus Park Recreation Center, Phase I - \$27,828 - Financing: 1998 Bond Funds **[99-0727]**
44. Authorize Supplemental Agreement No. 3 to the professional services contract with Haynes and Boone, L.L.P. for professional services necessary in the lawsuits entitled Albert, et al. v. City of Dallas, Cause Number 199-697-94, Hill, et al. v. City of Dallas, Cause Number 95-00975-F, Willis, et al. v. City of Dallas, Cause Number 199-200-95, Barber, et al. v. City of Dallas, Cause Number 199-624-95, Parker, et al. v. City of Dallas, Cause Number 1-95-107; and Martin, et al. v. City of Dallas, Cause No. 1-95-506; and any other proceeding relating to the 1979 pay referendum litigation, in an amount not to exceed \$250,000 increasing the original contract amount from \$675,000 to \$925,000 \$700,000 to \$950,000 - Financing: Current Funds **[99-0766]**