

AGENDA
CITY COUNCIL MEETING
OCTOBER 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) [99-3400]

Agenda Item/Open Microphone Speakers [99-3401]

VOTING AGENDA

1. Approval of Minutes of the October 13, 1999 City Council Meeting [APPROVED; 99-3402]

CONSENT AGENDA [99-3403]

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS

Engineering and Architectural Contracts

2. Authorize a professional services contract with Carson-Salcedo-McWilliams, Inc. for surveying, engineering design and construction management for intersection and sidewalk improvements in Neighborhood Renaissance Partnership Program Section 108, Area A (list attached) - \$257,225 - Financing: Neighborhood Renaissance Partnership Section 108 Notes [APPROVED; 99-3404]

CONSENT AGENDA (Continued)Authorization of Contracts

3. **Authorize a contract for the construction of street paving, storm drainage, water and wastewater main improvements on 56th Street from Lancaster Road to 2869 56th Street and Veterans Drive from Talco Drive to Ledbetter Drive - Camino Construction, Inc., lowest responsible bidder of five - \$3,827,243 - Financing: 1995 Bond Funds (\$1,722,327), 1998 Bond Funds (\$978,242), Water Utilities Capital Improvement Funds (\$1,081,901), Water Utilities Capital Construction Funds (\$44,773) [APPROVED; 99-3405]**

Contract Amendments

4. **Authorize an increase in the contract with Meridian Commercial, Inc., for conservation of sculptural projects from the wall surface (bas-relief) and miscellaneous improvements at the Centennial and Automobile Buildings, Phase I at Fair Park - \$164,379, from \$3,208,610 to \$3,372,989 - Financing: Intermodal Surface Transportation Efficiency Act Grant Funds [APPROVED; 99-3406]**
5. Authorize Supplemental Agreement No. 1 to the contract with FACL, Inc., to provide a conservation treatment plan for conserving the remainder of the murals at the Centennial and Food and Fiber Buildings at Fair Park - \$1,340,210, from \$1,162,908 to \$2,503,118 - Financing: 1998 Bond Funds [APPROVED; 99-3407]
6. Authorize Supplemental Agreement No. 3 to the contract with Halff Associates, Inc. for full architectural, engineering, landscaping, interior design and construction administration services related to Phase I of the Hispanic Community/Cultural Center - \$205,500, from \$443,371 to \$648,871 - Financing: 1995 Bond Funds [APPROVED AS AN INDIVIDUAL ITEM; 99-3408]
7. Authorize **(1)** an increase in the contract with Gibson & Associates, Inc. to realign a storm sewer line and lateral to avoid conflicts with existing utilities on Hall Street from Gaston Avenue to Worth Street, and **(2)** an increase in appropriations in the amount of \$6,904 in the Capital Projects Reimbursement Fund - \$54,570, from \$1,756,481 to \$1,811,051 - Financing: 1998 Bond Funds (\$47,666), Private Funds (\$6,904 to be reimbursed from the proceeds of the sale of 1998 General Obligation Bonds) [APPROVED; 99-3409]
8. Authorize an increase in the contract with A-1 American Fence, Inc. for the construction of perimeter fencing at Dallas Love Field Airport - \$65,319, from \$1,013,649 to \$1,078,968 - Financing: Aviation Capital Construction Funds [APPROVED; 99-3410]

CONSENT AGENDA (Continued)Construction Miscellaneous

9. Authorize an agreement with Texas Department of Transportation for water and wastewater improvements and appurtenance adjustments in Five Mile Creek at Ledbetter Drive - \$449,975 - Financing: Water Utilities Capital Improvement Funds (\$449,195) and Water Utilities Capital Construction Funds (\$780) [APPROVED; 99-3411]
10. Authorize an agreement with TXU-Lone Star Gas Company, Southwestern Bell Telephone Company, MCI World Com and TCI Cablevision for relocation of a water main in Coit Road at Interstate Highway 635 - Financing: This action has no cost consideration to the City [APPROVED; 99-3412]

LAND MISCELLANEOUS

11. A resolution authorizing the Irving Independent School District on behalf of the City of Dallas to solicit from the public sealed bids on properties located at 4311 Bernal Drive and 2225 Cartwright Street - Financing: No cost consideration to the City [APPROVED; 99-3413]
12. An ordinance abandoning a portion of Mary Street to Charls T. Dixon, the abutting owner, containing approximately 7,250 square feet of land, located near its intersection with Lewis Street, and authorizing the quitclaim - Revenue: \$22,493 plus the \$20 ordinance publication fee [APPROVED; 99-3414; ORDINANCE 24062]
13. Authorize the quitclaim of 29 properties acquired by the taxing authorities from the Sheriff's Sale to the highest bidders (list attached) - Revenue: \$389,120 [APPROVED; 99-3415]
14. Authorize the private sale by quitclaim deed of 2651 Anderson Street acquired by the taxing authorities from a Sheriff's Sale to T. R. Hoover Community Development Corporation - Revenue: \$3,900 [APPROVED; 99-3416]
15. An ordinance granting a private license to Maharger Development Company, LLC, for the use of approximately 52 square feet of land, to construct and maintain an awning in Commerce Street right-of-way located near its intersection with Wood Street - Revenue: \$350 annually plus the \$20 ordinance publication fee [APPROVED; 99-3417; ORDINANCE 24063]
16. An ordinance repealing Ordinance No. 18397 and granting a private license to Mitchell Investment Partners, Ltd., for the use of approximately 166 square feet of land, to use and maintain an existing building encroachment and an aerial sign in portions of Commerce Street near its intersection with Benson Street - Revenue: \$350 annually plus the \$20 ordinance publication fee [APPROVED; 99-3418; ORDINANCE 24064]

CONSENT AGENDA (Continued)

LAND MISCELLANEOUS (Continued)

17. An ordinance abandoning a street easement to Jefferson at University, L.P., the abutting owner, containing approximately 25 square feet of land, located near the intersection of Wateka Drive and Roper Street, and authorizing the quitclaim - Revenue: \$650 plus the \$20 ordinance publication fee [APPROVED; 99-3419; ORDINANCE 24065]
18. An ordinance abandoning a portion of Myrtle Walkway to Esther M. Tate, the abutting owner, containing approximately 3,358 square feet of land, located at its intersection with South Boulevard, and authorizing the quitclaim - Revenue: \$2,141 plus the \$20 ordinance publication fee [APPROVED; 99-3420; ORDINANCE 24066]
19. An ordinance authorizing the sale of unneeded City-owned land containing approximately 525 square feet and the abandonment of a portion of Old Main Street containing approximately 18,131 square feet of street right-of-way to Baylor University Medical Center, the abutting owner, located near the intersection with Washington Avenue, and authorizing the quitclaim - Revenue: \$159,364 plus the \$20 ordinance publication fee [APPROVED; 99-3421; ORDINANCE 24067]

PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES

20. Authorize a sixty-month contract with Southwestern Bell Wireless, Inc. for city-wide commercial wireless radiotelephone service (cellular telephone) and associated equipment - Not to exceed \$5,500,000 over the term of the contract - Financing: Current Funds (subject to annual appropriations) [DEFERRED UNTIL 11/10/99; 99-3422]
21. Authorize an increase in the existing five-year contract with AT&T Wireless Services for cellular service and equipment in the amount of \$350,000, from \$3,564,853 to \$3,914,853 - Financing: Current Funds [DEFERRED UNTIL 11/10/99; 99-3423]
22. Authorize a thirty-six-month service contract for disposal of hazardous and non-hazardous waste with the lowest responsible bidder of two - Cactus Environmental Svc, Inc./U.S. Liquids of Texas, Inc. - Not to exceed \$62,325 - Financing: Current Funds [APPROVED; 99-3424]
23. Authorize a thirty-six-month price agreement for Rockwell brake parts with the lowest responsible bidder of five - Truck Parts Specialists - Not to exceed \$165,000 - Financing: Current Funds [APPROVED; 99-3425]
24. Authorize a thirty-six-month price agreement for Detroit diesel parts with the lowest responsible bidder of three - Stewart & Stevenson Svcs - Not to exceed \$75,000 - Financing: Current Funds [APPROVED; 99-3426]

CONSENT AGENDA (Continued)

PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES (Continued)

25. Authorize a twenty-four-month price agreement for traffic cones with the lowest responsible bidder of five - Work Area Protection Corp. - Not to exceed \$91,800 - Financing: Current Funds [APPROVED; 99-3427]
26. Authorize a forty-eight-month price agreement for road hump installation with the lowest responsible bidder of two - Brock Paving Industries, Inc. - Not to exceed \$176,460 - Financing: Current Funds [APPROVED; 99-3428]
27. Authorize a thirty-six-month price agreement for Eagle cash key electronic parking meter mechanisms - Duncan Industries - Sole Source - Not to exceed \$423,249 - Financing: Current Funds [APPROVED; 99-3429]
28. Authorize a thirty-six-month service contract for street sweeping with the lowest responsible bidders of three - C & D Commercial Services, Infrastructure Services, Inc. - Not to exceed \$2,051,936 - Financing: Storm Water Drainage Management Funds [APPROVED; 99-3430]

MISCELLANEOUS

29. Authorize settlement of a claim filed by Arthur Sheffield, Claim No. 95-101005824-003 - Financing: Current Funds [APPROVED; 99-3431]
30. Authorize settlement of a lawsuit, styled Anna B. Durst v. Johnier J. Jackson and City of Dallas, Cause No. cc-98-06598-d - Financing: Current Funds [APPROVED; 99-3432]
31. Authorize settlement of a judgment in lawsuit, styled GTE Southwest Incorporated vs. City of Dallas, Docket No. 95-50259-367 - Financing: Current Funds [APPROVED; 99-3433]
32. An ordinance amending Section 51A-3.102 of the Dallas Development Code to provide for the appointment of six alternate members to the board of adjustment - Financing: No cost consideration to the City [APPROVED; 99-3434; ORDINANCE 24068]
33. **An ordinance authorizing the execution of a credit agreement with Westdeutsche Landesbank Girozentrale in connection with the City of Dallas, Texas Waterworks and Sewer System Commercial Paper Notes, Series B - \$50,000 upfront closing costs plus \$126,650 annual fees for three years - \$176,650 - Financing: Water Utilities Current Funds [APPROVED; 99-3435; ORDINANCE 24069]**
34. Authorize an amendment to the 1999 City Calendar and adoption of the 2000 City Calendar - Financing: No cost consideration to the City [APPROVED; 99-3436]
35. Authorize approval of the bi-weekly tax action [APPROVED; 99-3437]

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

36. Authorize a contract with Southern Dallas Development Corporation: **(1)** to implement and operate a Neighborhood Renaissance Macro Loan Program for the purpose of funding \$975,516 in loans by December 31, 2000; and **(2)** to service the loans for a term ending December 31, 2005 at a program activity delivery cost not to exceed \$186,984 - \$1,162,500 - Financing: Neighborhood Renaissance Partnership Section 108 Notes [APPROVED; 99-3438]
37. Authorize a resolution, replacing Council Resolution No. 93-1145, to reflect the following changes in the administration of the South Dallas/Fair Park Trust Fund: **(1)** increase the loan amount in the Commercial Loan program from \$20,000 to \$50,000 (Section (2)(B)(2)); **(2)** the amount available in the emergency minor home repair grant be increased from \$5,000 to \$8,000 (Section (2)(B)(4)); and **(3)** to clarify the funding level for administrative support (Section C 4.5) - Financing: No cost consideration to the City [APPROVED AS AN INDIVIDUAL ITEM; 99-3439]
38. Authorize an infrastructure cost participation agreement with Eastpoint Business Center in an amount equal to 30% of the eligible public infrastructure improvements or \$41,940, whichever is less, for the purpose of providing infrastructure improvements serving property located in the 8200 Block of Eastpoint Drive, payable only after completion of improvements as evidenced by a certificate of occupancy - Not to exceed \$41,940 - Financing: Public/Private Partnership Funds [APPROVED; 99-3440]
39. Authorize an economic development grant agreement with the Dallas/Fort Worth Regional Film Commission for the promotion of the City of Dallas and the Dallas area as a location for the production of motion pictures and television films the period of October 1, 1999 through September 30, 2000 - Not to exceed \$152,250 - Financing: Current Funds [APPROVED AS AN INDIVIDUAL ITEM; 99-3441]

State-Thomas TIF District

40. * Authorize a development agreement with Armada Residences, L.P., for the construction of certain public improvements for the **M & M Townhomes (Block 562) in Tax Increment Financing Reinvestment Zone Number One, City of Dallas, Texas (State-Thomas TIF District)** and the establishment of appropriations in the State-Thomas TIF District Fund in the amount of \$1,300,000 - Not to exceed \$1,300,000 - Financing: Principal in an amount not to exceed \$1,300,000 to be advanced by a private developer and reimbursed with interest from the State-Thomas TIF District Fund and/or Tax Increment Bonds; accrued interest on private funds to be repaid solely from the State-Thomas TIF District Fund [APPROVED; 99-3442]

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

State-Thomas TIF District (Continued)

41. * A resolution declaring the intent of **Tax Increment Financing District Reinvestment Zone Number One, City of Dallas, Texas (State-Thomas TIF District)** to reimburse Armada Residences, L.P., for the funding and construction of certain public improvements for the **M & M Townhomes (Block 562)** in Tax Increment Financing Reinvestment Zone Number One, City of Dallas, Texas (State-Thomas TIF District) - Not to exceed \$1,300,000 - Financing: Principal in an amount not to exceed \$1,300,000 to be advanced by a private developer and reimbursed from the State-Thomas TIF District Fund and/or Tax Increment Bonds; accrued interest on private funds to be repaid solely from the State-Thomas TIF District Fund [APPROVED; 99-3443]
42. * **Authorize a development agreement with Gables Realty Limited Partnership for the construction of certain public improvements for the Gables State Thomas II (Block 583, 584, 585, 591, 592N) in Tax Increment Financing Reinvestment Zone Number One, City of Dallas, Texas (State-Thomas TIF District) and the establishment of appropriations in the State-Thomas TIF District Fund in the amount of \$5,000,000 - Not to exceed \$5,000,000 - Financing: Principal in an amount not to exceed \$5,000,000 to be advanced by a private developer and reimbursed with interest from the State-Thomas TIF District Fund and/or Tax Increment Bonds; accrued interest on private funds to be repaid solely from the State-Thomas TIF District Fund [APPROVED; 99-3444]**
43. * A resolution declaring the intent of **Tax Increment Financing District Reinvestment Zone Number One, City of Dallas, Texas (State-Thomas TIF District)** to reimburse Gables Realty Limited Partnership for the funding and construction of certain public improvements for the **Gables State Thomas II (Block 583, 584, 585, 591, 592N) in Tax Increment Financing Reinvestment Zone Number One, City of Dallas, Texas (State-Thomas TIF District)** - Not to exceed \$5,000,000 - Financing: Principal in an amount not to exceed \$5,000,000 to be advanced by a private developer and reimbursed from the State-Thomas TIF District Fund and/or Tax Increment Bonds; accrued interest (compounded semiannually) on private funds to be repaid solely from the State-Thomas TIF District Fund [APPROVED; 99-3445]
44. Authorize a secured, no-interest loan contract with Housing Crisis Center for renovations to the facility located at 629 N. Peak, Dallas, Dallas County, Texas, for the period October 28, 1999 through October 27, 2000 (Agencies that renovate properties with Community Development Grant Funds are required to provide a public service to eligible persons for a minimum of five years) - Not to exceed \$250,000 - Financing: 1999-00 Community Development Grant Funds [APPROVED; 99-3446]

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

45. Authorize a secured, no-interest loan contract with African American Men of Peace Development Corporation for building expansion of the facility located at 4002 Fernwood Avenue and 4010 Fernwood Avenue, Dallas, Dallas County, Texas, for the period October 28, 1999 through October 27, 2000 (Agencies that renovate properties with Community Development Grant Funds are required to provide a public service to eligible persons for a minimum of five years) - Not to exceed \$100,000 - Financing: 1999-00 Community Development Grant Funds (\$28,153) and 1998-99 Community Development Reprogramming #2 Grant Funds (\$71,847) **[REFERRED BACK TO STAFF; 99-3447]**
46. Authorize a secured, no-interest loan contract with Alameda Heights Outreach Foundation, Inc. for the construction of a gymnasium at 6015 Blunter Street, Dallas, Dallas County, Texas, for the period October 28, 1999 through October 27, 2000 (Agencies that renovate properties with Community Development Grant Funds are required to provide a public service to eligible persons for a minimum of five years) - Not to exceed \$175,000 - Financing: 1999-00 Community Development Grant Funds **[REFERRED BACK TO STAFF; 99-3448]**
47. Authorize a secured, no-interest loan contract with Boys & Girls Clubs of Greater Dallas, Inc. (Oak Cliff Branch) for renovations to a facility located at 2907 Linfield Road, Dallas, Dallas County, Texas for the period of October 28, 1999 through October 27, 2000 (Agencies that renovate properties with Community Development Grant Funds are required to provide public service to eligible persons for a minimum of five years) - Not to exceed \$100,000 - Financing: 1999-00 Community Development Grant Funds **[APPROVED AS AN INDIVIDUAL ITEM; 99-3449]**
48. Authorize execution of the fifth one-year renewal option to the contract with Housing Crisis Center, Inc., to administer the Temporary Emergency Housing Program for the period October 1, 1999 to September 30, 2000 - Not to exceed \$50,000 - Financing: 1999-00 Community Development Grant Funds **[APPROVED; 99-3450]**
49. Authorize the second of two twelve-month renewal options to the professional services contract with the Enterprise Foundation, Inc. to provide financial services and administration of the City's Mortgage Assistance Program to include additional funding in the amount of \$4,437,649 for programs and \$450,000 for administrative costs (direct service delivery costs and administrative costs) and authorize a revised Mortgage Assistance Program Statement which combines the previous year's existing Mortgage Assistance Program and Upfront Cost Assistance Program into one homebuyer assistance program - \$4,887,649 - Financing: 1999-00 Community Development Grant Funds (\$627,911), 1999-00 HOME Funds (\$4,216,250), 1998-99 HOME Funds (\$634), and 1997-98 HOME Funds (\$42,854) **[APPROVED AS AN INDIVIDUAL ITEM; 99-3451]**

CONSENT AGENDA (Continued)
MISCELLANEOUS (Continued)

50. Authorize acceptance of an Economic Development Initiative-Special Project grant agreement to provide educational opportunities and mentoring to small businesses in Southern Dallas for the period of December 1, 1999, through December 1, 2002 between the City of Dallas and the U. S. Department of Housing and Urban Development, Office of Economic Development and Empowerment Services - Not to exceed \$350,000 - Financing: Economic Development Initiative Grant Funds [APPROVED; 99-3452]
51. Authorize a contract with the Dallas Museum of Natural History Association for the provisions of services to the City through the Cultural Organization Program - \$606,778 - Financing: Current Funds [APPROVED; 99-3453]
52. Authorize contracts with cultural organizations for the provision of services to the City through the Cultural Organization Program (list attached) - Not to exceed \$3,943,493 - Financing: Current Funds [APPROVED AS AN INDIVIDUAL ITEM; 99-3454]
53. Authorize a contract with the Dallas Summer Musicals Management Group, Inc. for the renovation of the basement level of the Majestic Theatre including outfitting the Experimental Theatre with lighting, sound and fire retardant drapes - \$98,625 - Financing: Majestic Theatre Gift Trust Funds [APPROVED; 99-3455]
54. Authorize acceptance of a grant from the Texas Department of Agriculture for the restoration/renovation of several structures within the Agrarian District at Fair Park and execution of the grant agreement - Not to exceed \$1,974,600 - Financing: Fair Park Agrarian District Funds [APPROVED; 99-3456]

PUBLIC HEARINGS AND RELATED ACTIONS

MISCELLANEOUS HEARINGS

Private Sale of 16 Unimproved Properties

55. * A public hearing to receive citizen comments on the proposed private sale by quitclaim deed of 16 unimproved properties acquired by the taxing authorities from the Sheriff's Sale to qualified non-profit organizations - Financing: No cost consideration to the City [HEARING CLOSED; 99-3457]
56. * Authorize the private sale by quitclaim deed of 16 unimproved properties acquired by the taxing authorities from a Sheriff's Sale to qualified non-profit organizations (list attached) - Revenue: \$19,146 [APPROVED; 99-3457]
57. A public hearing to receive citizen comments on the proposed sale of Colorado/Hampton Park located at the intersection of W. Colorado Boulevard and N. Hampton Road - Financing: No cost consideration to the City [HEARING CLOSED; 99-3458]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)ZONING CASES - CONSENT [99-3459]

58. Application for and an ordinance granting an amendment to the development plan and conditions for the Phase II and Phase III portions of Planned Development District No. 222 for Shopping Center District Uses to replace a proposed two-story office building and surface and structured parking areas with single family uses on property at the northwest corner of Preston Road and Frankford Road
Recommendation of Staff and CPC: Approval
Z989-207/6630-NC(FD) [APPROVED AS AMENDED; 99-3460; ORDINANCE 24070]
59. Application for and an ordinance granting a Specific Use Permit for a Mini-warehouse use on property presently zoned an RR Regional Retail District on the northwest side of Marvin D. Love Freeway, northeast of Vernon Avenue
Recommendation of Staff and CPC: Approval for a permanent time period, subject to a site/landscape plan and conditions
Z989-251/10911-SW(MB) [CPC RECOMMENDATION FOLLOWED; 99-3461; ORDINANCE 24071]
60. Application for and an ordinance granting a Planned Development District for Single Family Uses and Private Streets on property presently zoned as Planned Development District No. 271 for Single Family and Private Recreation Club or Area Uses on the south side of Westgrove Drive, east of Angleview Drive
Recommendation of Staff and CPC: Approval, subject to a development plan and conditions
Z989-252/10913-NC(RB) [CONTINUED UNTIL 11/10/99 WITH HEARING OPEN; 99-3462]
61. Application for and an ordinance granting a Planned Development District for Single Family Uses and Private Streets on property presently zoned as Planned Development District No. 271 for Single Family and Private Recreation Club or Area Uses located south of the Westgrove Drive/Harvest Cove intersection
Recommendation of Staff and CPC: Approval, subject to a conceptual plan and conditions
Z989-253/10914-NC(RB) [CONTINUED UNTIL 11/10/99 WITH HEARING OPEN; 99-3463]
62. Application for and an ordinance granting a Planned Development District for TH(A) Townhouse District Uses, CH Clustered Housing District Uses and Private Streets on property presently zoned as Planned Development District No. 313 for Residential Uses on the north side of Keller Springs Road, west of Preston Road
Recommendation of Staff and CPC: Approval, subject to a conceptual plan and conditions, and approval of a development plan for Tract 5
Z989-254/10915-NC(RB) [CONTINUED UNTIL 11/10/99 WITH HEARING OPEN; 99-3464]

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

63. Application for and an ordinance granting a Planned Development District for Single Family Uses and Private Streets on property presently zoned as Planned Development District No. 271 for Single Family and Private Recreation Club or Area Uses and Planned Development District No. 313 for Residential Uses on the north side of Keller Springs Road, east of the Dallas North Tollway
Recommendation of Staff and CPC: Approval, subject to a development plan and conditions
Z989-255/10916-NC(RB) [CONTINUED UNTIL 11/10/99 WITH HEARING OPEN; 99-3465]
64. **Application for and an ordinance granting a Planned Development District for a Private School (St. James Episcopal Church), a Child-Care Facility 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 Audelia Road and McCree Road**
Recommendation of Staff and CPC: Approval, subject to a development plan, landscape plan and conditions
Z989-257/10912-NE(RB) [CPC RECOMMENDATION FOLLOWED; 99-3466; ORDINANCE 24072]
65. **Application for and an ordinance granting a Planned Development District for IM Industrial Manufacturing District Uses and a Papermill Use on property presently zoned an IM Industrial Manufacturing District on property located south of Clarendon Drive and east of Ewing Avenue**
Recommendation of Staff and CPC: Approval, subject to a development plan and conditions
Z989-263/10951-SW(BP) [CPC RECOMMENDATION FOLLOWED; 99-3467; ORDINANCE 24073]
66. **Application for and an ordinance granting an amendment to Planned Development District No. 490 for a Private School (Bishop Lynch High School) to construct a general storage building on property at the southeast corner of Ferguson Road and Peavy Road**
Recommendation of Staff and CPC: Approval
Z989-267/10400-NE(FD) [CPC RECOMMENDATION FOLLOWED; 99-3468; ORDINANCE 24074]
67. **Application for and an ordinance granting an amendment to the conditions for the Tract 2 and Tract 5 portions of Planned Development District No. 247 for Single family, Multiple-family, Office, Retail, Commercial, Public School, and Open Space Uses to permit alternative tree preservation regulations on property on the southwest side of Keeneland Parkway, northwest of Duncanville Road**
Recommendation of Staff and CPC: Approval
Z989-268/6600-SW(RB) [CPC RECOMMENDATION FOLLOWED; 99-3469; ORDINANCE 24075]

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

68. **Application for a Specific Use Permit for a Commercial bus station and terminal on property presently zoned a CS Commercial Service District at the northwest corner of Madison Avenue and Davis Street**
Recommendation of Staff and CPC: Denial
Z989-264/10952-SW(FD) [CPC RECOMMENDATION FOLLOWED; 99-3470]

ZONING CASES UNDER ADVISEMENT - INDIVIDUAL

69. **Application for and an ordinance granting an RR Regional Retail District on property presently zoned a CR Community Retail District at the southwest corner of Davis Street and Tillery Avenue, 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
Z989-238/10901-SW(RB) [DENIED WITHOUT PREJUDICE; 99-3471]
Note: This application was considered by the City Council at a public hearing on October 13, 1999, and was taken under advisement until October 27, 1999, with the public hearing open.
70. A City Plan Commission authorized hearing to determine the proper zoning with consideration being given to amending the conditions that govern Tract 12 within Planned Development District No. 508 for MU-1 Mixed Use District uses to allow a warehouse use by right and to amend the surface parking screening requirements on property at the northeast corner of Westmoreland Road and Singleton Boulevard, and an ordinance implementing the proposal
Recommendation of Staff and CPC: Approval of an amendment to the conditions for the Tract 12 portion of Planned Development District No. 508
Z989-269/10521-NW(BP) [CPC RECOMMENDATION FOLLOWED; 99-3472; ORDINANCE 24076]
Note: This application was considered by the City Council at a public hearing on October 13, 1999, and was taken under advisement until October 27, 1999, with the public hearing open.

THOROUGHFARE PLAN AMENDMENTS

71. Authorize an amendment to the Thoroughfare Plan to reduce the dimensional classification of Westmoreland Road from Wheatland Road to the DeSoto city limits and an ordinance implementing the change - Financing: No cost consideration to the City [APPROVED; 99-3473; ORDINANCE 24077]
72. Authorize an amendment to the Thoroughfare Plan to delete Knoxville Road from Shelley Boulevard to Jefferson Boulevard and Shelley Boulevard from Duncanville Road to Knoxville Road and an ordinance implementing the changes - Financing: No cost consideration to the City [APPROVED; 99-3474; ORDINANCE 24078]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)
THOROUGHFARE PLAN AMENDMENTS (Continued)

73. Authorize an amendment to the CBD Streets and Vehicular Circulation Plan to reduce the pavement width of Harwood Street from Woodall Rodgers Freeway to Flora Street and an ordinance implementing the change - Financing: No cost consideration to the City [APPROVED; 99-3475; ORDINANCE 24079]
74. Authorize an amendment to the CBD Streets and Vehicular Circulation Plan to delete Austin Street between Elm Street and Pacific Street and an ordinance implementing the change - Financing: No cost consideration to the City [APPROVED; 99-3476; ORDINANCE 24080]

BENEFIT ASSESSMENT HEARINGS
Arizona Avenue from Saner Avenue to Ohio Avenue

75. * **Benefit assessment hearing for street paving, storm drainage, water and wastewater main improvements on the street listed above** [HEARING CLOSED; 99-3477]
76. * **Ordinance levying benefit assessments for street paving, storm drainage, water and wastewater main improvements on the street listed above** [APPROVED; 99-3477; ORDINANCE 24081]
77. * Authorize a contract for the construction of street paving, storm drainage, water and wastewater main improvements on the street listed above - Ed Bell Construction Company, lowest responsible bidder of six - \$1,195,751 - Financing: 1998 Bond Funds (\$876,886), Water Utilities Capital Improvement Funds (\$302,155), Water Utilities Capital Construction Funds (\$16,710) [APPROVED; 99-3477]

Duncanville Road (east side) from Larue Street to Illinois Avenue

78. * **Benefit assessment hearing for sidewalk paving improvements for the street listed above** [HEARING CLOSED; 99-3478]
79. * **Ordinance levying benefit assessments for sidewalk paving improvements for the street listed above - Financing: No cost consideration to the City** [APPROVED; 99-3478; ORDINANCE 24082]

Houston Street Extension from Pacific Avenue to McKinney Avenue

80. * **Benefit assessment hearing for street paving, storm drainage, and water main improvements for the street listed above** [HEARING CLOSED; 99-3479]
81. * **Ordinance levying benefit assessments for street paving, storm drainage, and water main improvements for the street listed above - Financing: No cost consideration to the City** [APPROVED; 99-3479; ORDINANCE 24083]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)**BENEFIT ASSESSMENT HEARINGS (Continued)****Street Group 98-426 (list attached)**

82. * **Benefit assessment hearing for street paving, water and wastewater main improvements on the streets listed above** [HEARING CLOSED; 99-3480]
83. * **Ordinance levying benefit assessments for street paving, water and wastewater main improvements on the streets listed above** [APPROVED; 99-3480; ORDINANCE 24084]
84. * **Authorize a contract for the construction of street paving, water and wastewater main improvements on the streets listed above - Ed Bell Construction Company, lowest responsible bidder of six - \$433,131 - Financing: 1998 Bond Funds (\$407,371), Water Utilities Capital Construction Funds (\$25,760)** [APPROVED; 99-3480]

ITEMS FOR INDIVIDUAL CONSIDERATION

85. **Consideration of appointments to boards and commissions (Closed Session, if necessary, Personnel, Sec. 551.074, T.O.M.A.)** [NO APPOINTMENTS MADE TO BOARDS; 99-3481 AND 99-3482]
86. An ordinance waiving the maximum term limits for Mr. Kelly Bishop to the Board of Adjustment (Councilmembers Lipscomb, Hill, Chaney, Thornton-Reese, and Greyson) [DEFERRED AS CORRECTED ON THE ADDENDUM UNTIL 11/10/99; 99-3483]
87. Authorize the sale by quitclaim deed of an unimproved property located at 2539 Ingersoll Street, acquired by the taxing authorities from a Sheriff's Sale, to either Candido Ramirez or Francisco Javier Rodriguez and Roselia P. Rodriguez, who submitted **tie** bids - Revenue: \$4,500 [APPROVED TO FRANCISCO JAVIER RODRIGUEZ AND ROSELIA P. RODRIGUEZ ; 99-3484]

ITEMS FOR FURTHER CONSIDERATION

88. Authorize hardship relief for Millwee Outdoor Advertising for property at 5445 E. Mockingbird Lane, east of Central Expressway from the citywide moratorium on the acceptance of applications for detached non-premise sign permits (Resolution No. 991883, adopted by the City Council on June 9, 1999 and amended by Resolution No. 992866 on September 8, 1999) - Financing: No cost consideration to the City [APPROVED; 99-3485]
89. An ordinance amending the Dallas Development Code Section 51A-5.101 of Chapter 51A to amend the Flood Plain Regulations to include changes and additions to meet federal criteria, new definitions, and an additional technical requirement - Financing: No cost consideration to the City [APPROVED AS AMENDED; 99-3486; ORDINANCE 24085]

Closed Session [CLOSED SESSION HELD; 99-3487]

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
- DFW Airport Bond Financing
- 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
- Albert, et al. v. City of Dallas, Cause No. 199-697-94
- Hill, et al v. City of Dallas, Cause No. 95-00975-F
- Willis, et al. v. City of Dallas, Cause No. 199-200-95
- Barber, et al v. City of Dallas, Cause No. 199-624-95
- Parker, et al. v. City of Dallas, Cause No. 1-95-107
- Martin, et al v. City of Dallas, Cause No. 1-95-506
- Carlos Jackson and Dana Jackson v. City of Dallas;
Civil Action No. 3:96-CV-0390-R
- Lee A. Bush v. City of Dallas; Civil Action No. 3:98-CV-0365-H

ADDENDUM**ADDITIONS:****ITEMS FOR INDIVIDUAL CONSIDERATION**

1. **Authorize payment of annual fees and continuation of arrangements for providing specialized municipal-related services to the City - North Central Texas Council of Governments (\$106,880), Public Technology, Inc. (\$27,500), National League of Cities (\$25,287), Texas Municipal League (\$37,459), United States Conference of Mayors (\$22,235), Arts District Management Association (\$30,000), and Dallas Regional Mobility Coalition (\$37,500) - \$286,861 - Financing: Current Funds**
[APPROVED; 99-3488]
2. **Authorize a professional services contract with Huitt-Zollars, Inc. to provide engineering services for the design of 48-inch water transmission mains in Meandering Way from Belt Line Road to North of La Bolsa Drive and in La Cosa Drive from Meandering Way to Hillcrest Road - \$355,685 - Financing: Water Utilities Capital Improvement Funds** [APPROVED; 99-3489]
3. **An ordinance amending Chapter 27 of the Dallas City Code to define terms; to provide and revise requirements, procedures, standards, policies, powers and duties, and enforcement remedies relating to the Urban Rehabilitation Standards Board; and to clarify the Director of Code Compliance's authority and duties relating to the Board and to the enforcement of the City's minimum Urban Rehabilitation Standards - Financing: No cost consideration to the City**
[APPROVED; 99-3490; ORDINANCE 24086]
4. **An ordinance abandoning a storm sewer easement, portions of Hugo, Clark and Ellis Streets and two alleys to Gables Realty Limited Partnership, the abutting owner, containing approximately 25,027 square feet of land, located between State and Thomas Streets, providing for the dedication of approximately 25,091 square feet of land needed for street right-of-way and park purposes, and authorizing the quitclaim - Revenue: \$650 plus the \$20 ordinance publication fee** [APPROVED; 99-3491; ORDINANCE 24087]

ADDENDUM

ADDITIONS: (Continued)

5. Authorize Supplemental Agreement No. 3 to the professional services contract with the consulting economists firm of Ruhter & Reynolds, Inc., (formerly known as Sartain & Co., Inc.) For additional economic consulting services necessary in the lawsuit, styled Albert, et al. v. City of Dallas, Cause No. 199-697-94; Hill, et al. v. City of Dallas, Cause No. 95-00975-F; Willis, et al. v. City of Dallas, Cause No. 199-200-95; Barber, et al. v. City of Dallas, Cause No. 199-624-95; Parker, et al. v. City of Dallas, Cause No. 1-95-107; and Martin, et al. v. City of Dallas, Cause No. 1-95-506; and any other proceedings relating to the subject matter of this litigation, in an amount not to exceed \$120,000, increasing the original contract and supplemental agreement total from \$90,000 to \$210,000 - Financing: Current Funds [APPROVED; 99-3492]
6. Authorize an amendment to Resolution No. 99-3349, imposing a moratorium on the issuance of demolition permits for any structure in a historic overlay district or for demolition of any structure for which the historic designation process has been initiated, to allow issuance of a demolition permit if the application for that permit was approved by the Landmark Commission before October 13, 1999, specifically to allow a permit to be issued for the demolition and reconstruction of the Exhibition Hall portion of the Tower Building at Fair Park - Financing: No cost consideration by the City [APPROVED; 99-3493]

CORRECTION

86. An ordinance amending Section 8-1.5 of CHAPTER 8, "BOARDS AND COMMISSIONS," of the Dallas City Code, as amended; authorizing the City Council to waive, after a review of specific circumstances, the maximum term limits established by Section 8-1.5 for city boards members; waiving the application of those maximum term limits for to permit the appointment of Mr. Kelly Bishop to the Board of Adjustment for a fifth consecutive two-year term; providing a saving clause; providing a severability clause; and providing an effective date (Councilmembers Lipscomb, Hill, Chaney, Thornton-Reese, and Greyson) [99-3483]