

**AGENDA**  
**CITY COUNCIL MEETING**  
**FEBRUARY 9, 2000**  
**CITY OF DALLAS**  
**1500 MARILLA**  
**COUNCIL CHAMBERS, CITY HALL**  
**DALLAS, TEXAS 75201**  
**9:00 A.M.**

Invocation and Pledge of Allegiance (Council Chambers) [00-0550]

Agenda Item/Open Microphone Speakers [00-0551]

VOTING AGENDA

1. Approval of Minutes of the January 26, 2000 City Council Meeting [00-0552; **MINUTES INCOMPLETE**]

CONSENT AGENDA [00-0553]

**AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS**

Engineering and Architectural Contracts

2. Authorize a professional services contract with J. Vincent Sudds and Associates to provide land surveys for real property projects including capital improvement and private development activities - Not to exceed \$150,000 - Financing: Current Funds [00-0554; **APPROVED**]

CONSENT AGENDA (Continued)

## AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Contract Amendments

3. Authorize an increase in the contract with Pittman Construction, Inc., for playground relocation at Arlington Park Recreation Center - \$35,437, from \$165,537 to \$200,974 - Financing: 1998-99 Community Development Grant Funds **[00-0555; APPROVED]**

Construction Miscellaneous

4. Authorize **(1)** a Participation Agreement between the City of Dallas and MRH Dallas Partners I, Ltd. for adjustments to an existing traffic signal at Dallas Parkway and Trinity Mills Road and **(2)** increase appropriations in the Street System Facilities Improvement Fund by \$25,000 from \$819,000 to \$844,000 - Financing: 1995 Bond Funds (to be reimbursed by MRH Dallas Partners I, Ltd.) **[00-0556; APPROVED]**
5. Authorize **(1)** a Participation Agreement between the City of Dallas and Hines Interests, L.P. for the construction of a traffic signal at Noel Road and Southern Boulevard and **(2)** increase appropriations in the Street System Facilities Improvement Fund by \$15,000 from \$844,000 to \$859,000 - Financing: 1995 Bond Funds (to be reimbursed by Hines Interests, L.P.) **[00-0557; APPROVED]**

## LAND ACQUISITION

6. Authorize settlement, in lieu of proceeding further in condemnation, with Union Pacific Railroad Company for acquisition of a water easement containing approximately 35,780 square feet of land, located near the intersection of Hoyle Avenue and Buckner Boulevard - Financing: \$26,800 - Water Utilities Capital Construction Funds **[00-0558; APPROVED]**
7. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, of 2 unimproved tracts of land containing a total of approximately 3,979 square feet and a temporary pedestrian easement containing approximately 4,690 square feet of unimproved land, located near the intersection of Eastridge Drive and Skillman Street, for Eastridge Drive improvements (list attached) - \$18,296 - Financing: 1998 Bond Funds **[00-0559; APPROVED]**
8. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from David A. Garcia, of approximately 5,274 square feet of land, for the Ledbetter Branch Channel Improvement project, located near Duncanville Road and Walton Walker Boulevard - \$12,798 - Financing: 1995 Bond Funds **[00-0560; APPROVED]**

CONSENT AGENDA (Continued)

## LAND MISCELLANEOUS

9. A resolution declaring approximately 18,295 square feet of City-owned park land, located at the intersection of Colorado Boulevard and Hampton Road, unwanted and unneeded and authorizing its advertisement for sale by sealed bids at a minimum bid of \$36,000 - Financing: No cost consideration to the City **[00-0561; APPROVED]**
10. An ordinance abandoning a portion of Commerce Street to Donald B. Fielding and Paul Finkelstein, the abutting owners, containing approximately 15 square feet of land, located near the intersection of Commerce Street and Browder Street, and authorizing the quitclaim - Revenue: \$1,500 plus the \$20 ordinance publication fee **[00-0562; ORDINANCE 24176; APPROVED]**

## PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES

11. Authorize the purchase of chlorine and ammonia evaporators for Water Utilities with the only bidder - U S Filter/Wallace & Tiernan, Inc. - Sole Source - Not to exceed \$71,700 - Financing: Water Utilities Capital Construction Funds **[00-0563; APPROVED]**

## MISCELLANEOUS

12. Authorize settlement of a lawsuit, styled Mary Lou Rodriguez v. City of Dallas, Cause No. 94-11770-E - Financing: Current Funds **[00-0564; APPROVED]**
13. Authorize payment of a judgment in a lawsuit, styled Roger L. Burns v. City of Dallas and Aquila Allen, Civil Action No. 3:94-CV-2770-R - Financing: Current Funds **[00-0565; APPROVED]**
14. Authorize settlement of a motion for attorneys= fees in the lawsuit, styled Debra Walker, et al. v. U. S. Department of Housing and Urban Development, et al, Cause No. 3:85-CV-1210-R - Financing: Current Funds **[00-0566; APPROVED]**
15. Authorize an increase in the contract with CompuCom Systems, Inc. to purchase upgrades, additional equipment, and software for an office automation system - \$203,742, from \$824,788 to \$1,028,530 - Financing: Current Funds **[00-0567; APPROVED]**
16. Authorize a professional services contract with Amdahl Corporation to perform a City-wide Information Services Needs Assessment - Not to exceed \$787,000 - Financing: 1998 Equipment Acquisition Contractual Obligation Notes **[00-0568; APPROVED]**
17. Authorize **(1)** a public hearing to be held on February 23, 2000 to receive citizen comments concerning the creation of **City of Dallas Reinvestment Zone No. 50** at 11240 Petal Street, Dallas, Texas; **(2)** consideration of an ordinance creating **City of Dallas Reinvestment Zone No. 50** on February 23, 2000; and **(3)** consideration of business personal property tax abatements and development fee rebate on February 23, 2000 with PECO II, Inc. - Financing: No cost consideration to the City

[00-0569; APPROVED AS AN INDIVIDUAL ITEM]

CONSENT AGENDA (Continued)

## MISCELLANEOUS (Continued)

Corral Group, Inc.

18. \* Authorize a real property tax abatement agreement with Corral Group, Inc. for the purpose of granting a ten-year abatement of 90% of taxes on added value to the real property related to the development of a new restaurant in **City of Dallas Enterprise Zone Two, Dallas, Texas** - Revenue: First year tax revenue estimated at \$601; Ten-year tax revenue estimated at \$6,008; (Estimated revenue foregone for ten-year abatement \$54,068) - Financing: No cost consideration to the City **[00-0570; APPROVED AS AN INDIVIDUAL ITEM]**
19. \* Authorize an infrastructure cost participation agreement with Corral Group, Inc. in an amount not to exceed 30% of the total contract price of the public infrastructure improvements, or \$5,000, whichever is less, for the purpose of providing infrastructure improvements serving property located within **City of Dallas Enterprise Zone Two, Dallas, Texas**, payable only after completion of improvements as evidenced by a certificate of occupancy - \$5,000 - Financing: Public/Private Partnership Funds **[00-0571; APPROVED AS AN INDIVIDUAL ITEM]**
20. Authorize acceptance of a grant from the Texas Department of Health for the continuation and enhancement of the City of Dallas Immunization Initiative Program for the period January 1, 2000 through August 31, 2000 - Not to exceed \$169,685 - Financing: Texas Department of Health Grant Funds **[00-0572; APPROVED]**
21. Authorize Historic Preservation Tax Incentives for 400 South Akard Street, Dallas, Texas (Carrier Center) B Revenue: First year tax revenue at \$0 (Estimated revenue foregone for 10-year abatement - \$649,825) **[00-0573; APPROVED AS AN INDIVIDUAL ITEM]**
22. An ordinance amending Chapters 51 and 51A of the Dallas Development Code, to incorporate the 4-Way/All-Way Stop Control Policy; establishing new procedures to permit installation or removal of 4-way/all-way stop signs at residential intersections; and, allowing for appeals of decisions by the Director of Public Works and Transportation, to the City Plan Commission and City Council - Financing: No cost consideration to the City **[00-0574; ORDINANCE 24177; APPROVED AS AMENDED]**
23. Authorize an agreement with the State of Texas acting through the Texas Department of Transportation to provide advance funding for the placement of a concrete cap over an existing Dallas Water Utilities water main to the southbound service road of U.S. 67 at Daniieldale Road in conjunction with the Congestion Mitigation and Air Quality Program - \$18,500 - Financing: Water Utilities Capital Construction Funds **[00-0575; APPROVED]**

CONSENT AGENDA (Continued)

## MISCELLANEOUS (Continued)

24. Authorize continued participation in the Water Environment Research Foundation Subscription Program to fund wastewater research for FY 1999-00 - \$63,336 - Financing: Water Utilities Current Funds **[00-0576; APPROVED]**
25. Authorize continued participation in the American Water Works Association Research Foundation Subscription Program to fund drinking water research for FY 1999-00 - \$213,853 - Financing: Water Utilities Current Funds **[00-0577; APPROVED]**
26. Authorize a decrease in the contract with United States Geological Survey relating to the City's water supply reservoirs, collection of water quality and flow data in the Trinity River for Fiscal Year 1998-99 - (\$16,165), from \$84,583 to \$68,418 - Financing: Water Utilities Current Funds **[00-0578; APPROVED]**

PUBLIC HEARINGS AND RELATED ACTIONS

## MISCELLANEOUS HEARING

27. A public hearing to receive citizen comments, and Council action on the proposed use of a portion of Boulder Park by Dallas Water Utilities for the installation of a wastewater main - Financing: No cost consideration to the City **[00-0579; HEARING CLOSED; APPROVED THE INSTALLATION]**

ZONING CASES - CONSENT [00-0580]

28. Application for and an ordinance granting an MU-2(SAH) Mixed Use Standard Affordable Housing District at the southwest corner of Industrial Boulevard and S. R. L. Thornton Freeway on property presently zoned an IM Industrial Manufacturing District  
Recommendation of Staff and CPC: Approval of the request  
Z990-112/11029-NW(MB) **[00-0581; ORDINANCE 24178; CPC RECOMMENDATION FOLLOWED]**
29. Application for and an ordinance granting an LI Light Industrial District west of Buckner Boulevard at Chenault Street on property presently zoned an RR Regional Retail District  
Recommendation of Staff and CPC: Approval of the request  
Z990-113/10744-NE(MB) **[00-0582; ORDINANCE 24179; CPC RECOMMENDATION FOLLOWED]**
30. Application for and an ordinance granting a Planned Development Subdistrict for O-2 Office Subdistrict uses with retention of the Dry Overlay on property presently zoned an O-2-D Office-Dry Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the south side of Hall Street between Hood Street and Sale Street  
Recommendation of Staff and CPC: Approval, subject to a development plan, landscape plan and conditions  
Z990-107/11027-C(RB) **[00-0583; CONTINUED UNTIL 02/23/00 WITH HEARING OPEN]**

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

31. Application for and an ordinance granting a Planned Development District south of Jefferson Boulevard and east of Walton Walker Boulevard for a Country club with private membership and R-7.5(A) Single Family District uses on property presently zoned an R-7.5(A) Single Family District  
Recommendation of Staff and CPC: Approval of the request, subject to a conceptual plan and conditions  
Z990-114/11049-SW(BP) [00-0584; ORDINANCE 24180; CPC RECOMMENDATION FOLLOWED]
32. Application for and an ordinance granting a CR Community Retail District at East R.L. Thornton Freeway, east of Hunnicut Road on property presently zoned an LO-1 Limited Office District  
Recommendation of Staff: Approval  
Recommendation of CPC: Approval subject to deed restrictions  
Z990-111/11028-NE(MB) [00-0585; ORDINANCE 24181; CPC RECOMMENDATION FOLLOWED]

ZONING CASES - INDIVIDUAL

33. Application for and an ordinance granting an R-13(A) Single Family District north of Forest Creek Drive at Parwen Drive on property presently zoned an R-16(A) Single Family District  
Recommendation of Staff: Denial of the request  
Recommendation of CPC: Approval of the request  
Z990-104/11026-NC(FD) [00-0586; ORDINANCE 24182; APPROVED CPC RECOMMENDATION FOLLOWED]

ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL

34. Application for and an ordinance granting a Planned Development District for Community Service Center, Private School, Child-care Facility, Office, Museum, and R-16(A) Single Family District Uses, and an application for and an ordinance granting the termination of Specific Use Permit No. 64 for a Community Center on property currently zoned an R-16(A) Single Family District at the southwest corner of Northaven Road and Valleydale Drive  
Recommendation of Staff and CPC: Approval of the Planned Development District, subject to a conceptual plan and conditions, and approval of the termination of the Special Use Permit  
Z989-302/541-NC(RB) [00-0587; ORINANCES 24183 AND 24184; APPROVED AS AMENDED]  
Note: This application was considered by the City Council at a public hearing on January 26, 2000, and was taken under advisement until February 9, 2000, with the public hearing open.

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)DEVELOPMENT CODE AMENDMENTS - INDIVIDUAL

35. Consideration of an amendment to Article VII to revise the voting procedures for amendments to the sign regulations  
Recommendation of Staff and CPC: Approval of the amendment  
DCA 989-18A [00-0588; ORDINANCE 24185; CPC RECOMMENDATION FOLLOWED]

ITEMS FOR INDIVIDUAL CONSIDERATION

36. Consideration of appointments to boards and commissions (Closed Session, if necessary, Personnel, Sec. 551.074, T.O.M.A.) **[00-0589; APPOINTMENTS MADE TO BOARDS AND 00-0590; NO FULL COUNCIL]**
37. A resolution imposing a moratorium on the acceptance of applications for building permits and certificates of occupancy for certain uses within South Dallas (*area within the boundary starting at the intersection of R.L. Thornton Freeway and the Union Pacific (DART) Railroad, proceeding along the Union Pacific (DART) Railroad to its intersection with the Southern Pacific Railroad, proceeding along the Southern Pacific Railroad to its intersection with Municipal Street proceeding along Municipal Street to its intersection with S.M. Wright Freeway, proceeding along S.M. Wright Freeway to its intersection with the Southern Pacific Railroad, proceeding along the Southern Pacific Railroad to its intersection with the Santa Fe Railroad, proceeding along the Santa Fe Railroad to its intersection with R.L. Thornton Freeway, and proceeding along R.L. Thornton Freeway to the point of beginning at the Union Pacific (DART) Railroad*), authorizing a public hearing to determine proper zoning for those certain uses, and requesting a land use study for South Dallas (Deputy Mayor Pro Tem Salazar, Councilmembers Chaney, Blumer, Miller, Greyson, via Mayor Kirk) **[00-0591; APPROVED]**

ITEMS FOR FURTHER CONSIDERATION

38. Authorize approval of a tax deferral application prior to rezoning property located at 3160 Stag Road, northeast of Bonnie View Road - Financing: No cost consideration to the City **[00-0592; DENIED]**



Closed Session [00-0593; CLOSED SESSION HELD]

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)
- Ozark Airlines, Inc. v. City of Dallas, Texas, U.S. Department of Transportation - FAA Complaint
- U.S. Department of Transportation  
Love Field Service Interpretation Proceeding,  
Docket No. OST-98-4363
- DFW Airport Bond Financing
- 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
- City of Dallas v. James C. Currey and Flowerdale, L.L.C. v. Lamer Nealy; Cause No. 94-07642-K
- Dallas Police Association v. City of Dallas, et al., Cause of Action Number 3:93-2481-P
- City of Dallas v. Richard Seib dba Avalon Residential Care, HUD#06-98-0476-8
- Avalon Residential Care Homes, Inc. v. City of Dallas, Civil Action No. 3:99-CV-2414-P

## ADDENDUM

ADDITIONS:ITEMS FOR INDIVIDUAL CONSIDERATION

1. Authorize the rejection of the only bid received for facility rental and related services for the Fire and Police assessment centers and authorize readvertisement for new bids - Financing: No cost consideration to the City **[00-0594; APPROVED]**
  
2. Authorize a new Lease of Land and Facilities with TWG Properties, Ltd., which will replace the existing lease and add approximately 28,314 square feet of new land to the base lease, terminate the old lease and commence a new forty-year lease term, adjust TWG Properties, Ltd.'s rent over the life of the lease in consideration of TWG Properties, Ltd.'s commitment to expend an additional \$2,400,000 on a new hangar/office facility at Love Field Airport - Revenue: \$7,000 for a period of three years; \$18,007 for years 4 through 20; average over life of lease \$30,914 plus \$2,400,000 in leasehold improvements **[00-0595; APPROVED]**
  
3. An ordinance abandoning a portion of Dale Street to the County of Dallas, the abutting owner, containing approximately 4,046 square feet of land, located near its intersection with R.L. Thornton Freeway, providing for the dedication of approximately 6,770 square feet of land needed for street right-of-way, and authorizing the quitclaim - Revenue: \$650 plus the \$20 ordinance publication fee **[00-0596; ORDINANCE 24186; APPROVED]**
  
4. Authorize a professional services contract with Arthur Andersen, LLP for legal support services in connection with the lawsuits, styled Albert, et al. vs. City of Dallas, Cause No. 199-697-94; Hill, et al. vs. City of Dallas, Cause No. 95-00975-F; Willis, et al. vs. City of Dallas, Cause No. 199-200-95; Barber, et al. vs. City of Dallas, Cause No. 199-624-95; Parker, et al. vs. City of Dallas, Cause No. 1-95-107; Arrendondo, et al. vs. City of Dallas, Cause No. 199-1743-99; and Martin, et al. vs. City of Dallas, Cause No. 1-95-506 and any other matter relating to this litigation, in an amount not to exceed \$200,000 - Financing: Current Funds **[00-0597; APPROVED]**