

AGENDA
CITY COUNCIL MEETING
FEBRUARY 23, 2000
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBERS, CITY HALL
DALLAS, TEXAS 75201
9:00 A. M.

Invocation and Pledge of Allegiance (Council Chambers) [00-0630]

Agenda Item/Open Microphone Speakers [00-0631]

VOTING AGENDA

1. Approval of Minutes of the February 9, 2000 City Council Meeting [00-0632; **APPROVED AND JANUARY 26, 2000 MINUTES**]

CONSENT AGENDA [00-0633]

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS

Engineering and Architectural Contracts

2. Authorize a professional services contract with Conley Design Group, Inc. to provide a restoration master plan and schematic design for the Pan American Building including the Sheep and Goat Building, and Arena and Poultry Building - \$189,250 - Financing: Fair Park Agrarian District Funds (Grantor, Texas Department of Agriculture Grant) [00-0634; **APPROVED**]

CONSENT AGENDA (Continued)

AUTHORIZATION 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 a new unlighted soccer field at Grauwylar Park - \$28,650 - Financing: 1999-00 Community Development Grant Funds [00-0635; **APPROVED AS AN INDIVIDUAL ITEM**]

Authorization of Contracts

4. Authorize a contract for ball field improvements including bleachers, dugout benches, scoreboard, chain link outfield fence, backstop, irrigation system, plant bermuda sod, sidewalk to existing parking area and double gates to existing chain link fence across proposed sidewalk at Cummings Park - Irri-Con, lowest responsible bidder of two - \$213,564 - Financing: 1998-99 Community Development Grant Funds (\$173,116) and 1995 Bond Funds (\$40,448) [00-0636; **APPROVED**]

Construction Miscellaneous

5. Authorize adoption of 2000 SCHEDULE "A" Prevailing Wage Rates for public building construction for the City of Dallas as the minimum acceptable on "public works" projects - Financing: No cost consideration to the City [00-0637; **APPROVED**]
6. Authorize adoption of 2000 SCHEDULE "B" Prevailing Wage Rates for public engineering (Highway/Heavy) construction for the City of Dallas as the minimum acceptable on "public works" projects - Financing: No cost consideration to the City [00-0638; **APPROVED**]
7. Authorize an agreement with the Texas Department of Transportation to provide cost reimbursement for installing, operating, adjusting, maintaining, and removing temporary traffic signal equipment at the intersection of Cockrell Hill Road and Davis Street and providing permanent traffic control devices at Cockrell Hill Road and IH 30 - \$36,044 - Financing: Texas Department of Transportation Grant Funds (\$28,835) Private Funds (\$7,209) [00-0639; **APPROVED**]

Alley Group 98-1115 (list attached)

8. * Authorize alley paving, water and wastewater main improvements; provide for partial payment of construction by assessment of abutting property owners; and authorize an estimate of the cost of the improvements to be prepared as required by law [00-0640; **APPROVED**]
9. * Authorize approval of specifications, estimate of cost and authorize advertisement for bids - Financing: No cost consideration to the City [00-0641; **APPROVED**]

CONSENT AGENDA (Continued)
LAND ACQUISITION

10. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, of approximately 50 acres of land improved with 2 buildings used as training and storage facilities from TXU Electric Company, located near the intersection of Mountain Creek Parkway and Kiest Boulevard, which is needed for the Police Department's firing range - \$290,400 - Financing: 1985 Bond Funds **[00-0642; APPROVED]**
11. Authorize acquisition of a single-family residential property owned by Bankers Trust Company of California, NA, as Trustee, containing approximately 5,712 square feet of land located at 4220 Loveland Drive in the City of Irving, for the D-FW International Airport Expansion project - \$120,000 - Financing: D-FW International Airport Joint Revenue Bonds (no cost consideration to the City) **[00-0643; APPROVED]**

LAND MISCELLANEOUS

12. An ordinance amending Ordinance No. 23247 granted to Jefferson at the North End, L.P., to delete Exhibit A and substitute Exhibit A-1 which reduces the license area from 21,206 square feet of land to 11,825 square feet of land located along Wichita and Field Streets in order to facilitate the Wichita Street Extension Project - Financing: No cost consideration to the City **[00-0644; ORDINANCE 24188; APPROVED]**
13. Authorize a five-year lease agreement with Mehdi Alahadjaboodi dba Farmers Patio, for approximately 2,300 square feet of space in the Dallas Farmers Market for a food concession kiosk located between Taylor and Marilla Streets - Revenue: First Year: \$14,460; Second Year: \$15,183; Third Year: \$15,942; Fourth Year: \$16,739; Fifth Year: \$17,576 - Total Revenue: \$79,900 **[00-0645; APPROVED]**
14. A resolution declaring approximately 111,078 square feet of City-owned land improved with the 500 S. Ervay building and parking garage located near the intersection of Ervay and Young Streets, unwanted and unneeded and authorizing the advertisement for sale by sealed bids, subject to the City retaining 50,980 square feet of office space for two years, rent free - Minimum Bid: \$2,700,000 **[00-0646; APPROVED]**

PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES

15. Authorize a thirty-six-month price agreement for janitorial services for the Municipal/Police & Courts Complex with the lowest responsible bidder of five - Jani-King of Dallas - Not to exceed \$1,299,219 - Financing: Current Funds **[00-0647; APPROVED]**
16. Authorize a thirty-six-month price agreement for Volvo GM parts and labor with RDO Truck Center, Co. - Sole Source - Not to exceed \$1,513,000 - Financing: Current Funds **[00-0648; APPROVED]**

CONSENT AGENDA (Continued)

PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES (Continued)

17. Authorize a thirty-six-month price agreement for Street Services, Park and Recreation, and Fire Department for parts, lawn and maintenance equipment with the lowest responsible bidders of five - Masterturf and Tractor, Four Brothers Ford Tractor, Dallas Ford New Holland, Inc., Daniel Implement Co., Inc., Professional Turf Products of TX - Not to exceed \$1,605,880 - Financing: Current Funds **(Tie Bids) [00-0649; APPROVED AS AN INDIVIDUAL ITEM]**
18. Authorize the purchase of two boats with two galvanized transom axle trailers with the lowest responsible bidder of two - Barber Boats & Motors, Inc. - Not to exceed \$59,996 - Financing: 1998-99 Local Law Enforcement Block Grant Funds **[00-0650; APPROVED]**
19. Authorize the rejection of bids received for the purchase of QEI Terminal Remote Units and authorize readvertisement for new bids - Financing: No cost consideration to the City **[00-0651; APPROVED]**
20. Authorize the purchase of one rear-mount aerial ladder truck, four fire pumpers, and fifteen Mobile Intensive Care Units through the Houston-Galveston Area Council of Governments Interlocal Agreement - Not to exceed \$2,700,243 - Financing: Current Funds **[00-0652; APPROVED]**

MISCELLANEOUS

21. Authorize settlement of a claim filed by Farmers Insurance Group as subrogee for Judith Hembree, Claim No. 95-101006696-001 - Financing: Current Funds **[00-0653; APPROVED]**
22. Authorize settlement of a claim filed by Juan Diaz, Claim No. 95-101007304-001 - Financing: Current Funds **[00-0654; APPROVED]**
23. Authorize settlement of a lawsuit, styled Donna Stamper, as Next Friend for Virginia Davis v. City of Dallas, Charles E. Whitaker, Keith W. Taliaferro, Dallas County Hospital District d/b/a Parkland Memorial Hospital, Ellen Taliaferro, M.D. and Michael P. Wainscott, M.D., Cause No. DV98-04908-C - Financing: Current Funds **[00-0655; APPROVED]**
24. Authorize settlement of a lawsuit, styled Jonetta Green v. Johnie Ray Nelson and City of Dallas, Cause No. cc-99-09657-a - Financing: Current Funds **[00-0656; APPROVED]**
25. Authorize a public hearing to be held on March 8, 2000 to receive citizen comments in preparation of the FY 2000-01 Operating, Capital, Grant and Trust budgets - Financing: No cost consideration to the City **[00-0657; APPROVED]**
26. Authorize a replacement housing payment and disbursement of funds from the Substandard Housing Assistance Repair Demonstration Program for homeowner, Bernice Brown Reece, as a result of an order to vacate and demolish by the Urban Rehabilitation Standards Board in an amount not to exceed \$40,000 - Financing: 1999-00 Community Development Grant Funds (\$22,500) and 1998-99 Community Development Grant Funds (\$17,500) **[00-0658; APPROVED]**

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

27. Authorize fee schedule change for leasing and operation of the Dallas Convention Center - Estimated Revenue: \$250,000 annually [00-0659; APPROVED]
28. Authorize approval of the bi-weekly tax action [00-0660; APPROVED]
29. Authorize an increase in the contract with Thyssen Dover Elevator for maintenance of the elevator equipment at two additional facilities, 500 S. Ervay and IMAX Theater at Fair Park - \$159,226 (over five years), from \$2,291,189 to \$2,450,415 - Financing: Current Funds (subject to annual appropriations) [00-0661; APPROVED]
30. 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 1, 2000 to February 28, 2001 - Financing: No cost consideration to the City [00-0662; APPROVED]

State-Thomas TIF District

31. * Authorize a development agreement with Armada Condominiums, L.P., for **(1) the funding of design and construction of certain public improvements for the M & M II Condominiums (Block 575) in Tax Increment Financing Reinvestment Zone Number One, City of Dallas, Texas (State-Thomas TIF District); and (2) the establishment of appropriations in the State-Thomas TIF District in an amount not to exceed \$1,800,000 - Financing: \$1,800,000 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 [00-0663; APPROVED]**
32. * 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 Condominiums, L.P., for the funds advanced pursuant to a development agreement between the City of Dallas and Armada Condominiums, L.P., in an amount not to exceed \$1,800,000 plus interest, for certain public improvements related to the development of **M & M II Condominiums (Block 575)** located in Tax Increment Financing Reinvestment Zone Number One, City of Dallas, Texas (State-Thomas TIF District) - Financing: \$1,800,000 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 [00-0664; APPROVED]

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

33. Authorize **(1)** a public hearing to be held on March 8, 2000 to receive citizen comments concerning the creation of **City of Dallas Reinvestment Zone No. 51**, located at 2301 S. Hampton Road in Dallas, Texas 75208; **(2)** the consideration of an ordinance creating **City of Dallas Reinvestment Zone No. 51** on March 8, 2000; and **(3)** the consideration of a real property tax abatement agreement with DSW Investments on March 8, 2000 - Financing: No cost consideration to the City **[00-0665; APPROVED]**
34. Authorize acceptance of grant funds from the U.S. Department of Health and Human Services, Health Resources & Services Administration to continue providing primary health care, dental care, vision care, mental health, and substance abuse services to the homeless for the period November 1, 1999 through October 31, 2000 and execution of the grant agreement - Not to exceed \$586,974 - Financing: U.S. Department of Health and Human Services, Health Resources & Services Administration Grant Funds **[00-0666; APPROVED]**
35. Authorize Supplemental Agreement No. 3 to the secured, no-interest forgivable loan contract with Boys & Girls Clubs of Greater Dallas, Inc. (West Dallas Branch) to increase funding for renovations to a facility located at 3004 North Westmoreland Road, Dallas, Dallas County, Texas and extend the term of the contract through September 30, 2000 (Agencies that renovate properties with Urban Development Action Grant Funds are required to provide a public service to eligible persons for a minimum of five years) - Not to exceed \$20,000, from \$127,780 to \$147,780 - Financing: 1999-00 Urban Development Action Grant Funds **[00-0667; APPROVED]**
36. Authorize a contract with Dallas County for the continuation of the AIDS Investigation Program for the period March 1, 2000 through February 28, 2001 - Not to exceed \$37,500 - Financing: Current Funds **[00-0668; APPROVED]**
37. Authorize an amendment to Resolution No. 97-3234, approved on October 8, 1997, to change the name of the recipient of a \$199,500 secured, no-interest forgivable loan contract from East Dallas Christian Church to The East Dallas Community Center, Inc. - Financing: No cost consideration to the City **[00-0669; APPROVED]**
38. Authorize amendments to Resolution No. 96-3255, passed on October 9, 1996 and Resolution No. 97-3233, passed on October 8, 1997 authorizing secured, no-interest forgivable loan contracts totaling \$150,000, to revise the public service reporting requirement for E's Haven Academy, Inc. from five to fifteen years - Financing: No cost consideration to the City **[00-0670; APPROVED]**
39. Authorize an agreement with the U. S. Department of Defense for Weapons of Mass Destruction Training Equipment, Domestic Preparedness Program, from February 23, 2000 through February 22, 2005 - Financing: No cost consideration to the City **[00-0671; APPROVED]**

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

40. Authorize a public hearing to be held on March 8, 2000 to receive citizen comments regarding an application to close Cresthaven Road at Bluffview Boulevard under provisions of the City's Residential Street Closure Policy - Financing: No cost consideration to the City [00-0672; APPROVED]
41. Authorize a public hearing to be held on March 8, 2000 to receive citizen comments regarding an application to close Ireland Street at Carr Street under provisions of the City's Residential Street Closure Policy - Financing: No cost consideration to the City [00-0673; APPROVED]

PUBLIC HEARINGS AND RELATED ACTIONS

MISCELLANEOUS HEARING

City of Dallas Reinvestment Zone No. 50

42. * A public hearing to receive citizen comments concerning the creation of a reinvestment zone, to be known as **City of Dallas Reinvestment Zone No. 50, located at 11240 Petal Street, Dallas, Texas**, for the purpose of granting a tax abatement on new tangible personal property and development fee rebate to PECO II, Inc. - Financing: No cost consideration to the City [00-0674; HEARING CLOSED]
43. * An ordinance designating property located at **11240 Petal Street, in Dallas, Texas 75237, as Reinvestment Zone No. 50** for commercial-industrial tax abatement for the purpose of granting tangible personal property tax abatement to PECO II, Inc. and providing for an effective date - Financing: No cost consideration to the City [00-0674; ORDINANCE 24189; APPROVED]
44. * Authorize **(1)** a tangible personal property tax abatement agreement with PECO II, Inc. for the purpose of granting a ten-year abatement of 75% of the taxes on new tangible personal property for their new manufacturing facility located within **City of Dallas Commercial Zone "D" at 11240 Petal Street, Dallas, Texas;** and **(2)** a 100% development fee rebate to PECO II, Inc. in an amount not to exceed \$5,000 - Revenue: First year tax revenue estimated at \$6,675; Ten-year revenue estimated at \$66,750; (Estimated revenue foregone for 10-year tangible personal property tax abatement \$200,250); Financing: Public/Private Partnership Funds [00-0675; APPROVED]

ZONING CASES - CONSENT [00-0676]

45. A City Plan Commission authorized public hearing to determine the proper zoning on property presently zoned as Planned Development District No. 521 for Single Family and Multifamily Residential Uses, Office Uses and Retail Uses on area bounded by I-20, Spur 408 and Mountain Creek Parkway and I-20, Clark Road, and FM 1382, with consideration being given to amending Planned Development District No. 521 to specify that the maximum density for multifamily and other residential development will be governed by the number of dwelling units per acre, and density for nonresidential development will be governed by floor-to-area ratio (FAR) (present language in the ordinance requires that both tests apply to residential development), and further to consider revisions to the floor area ratios for each of the Subdistricts within the Planned Development District
Recommendation of Staff & CPC: Approval of an amendment to Planned Development District No. 521 to specify that maximum density for multifamily and other residential development will be governed by the number of dwelling units per acre, and density for nonresidential development will be governed by floor-to-area ratio (FAR), and denial of a 0.5:1 FAR for a Office showroom/warehouse use Z989-315/6480-SW(SS) [00-0677; ORDINANCE 24190; APPROVED AS CORRECTED ON THE ADDENDUM]
46. Application for and an ordinance granting an R-10(A) Single Family District on Frankford Road and Hillcrest Road, Southwest Corner on property presently zoned as Planned Development District No. 106 for Residential-10,000 Square Feet District Uses
Recommendation of Staff and CPC: Approval of the request, subject to deed restrictions volunteered by the applicant
Z990-117/11003-NC(BP) [00-0678; HEARING CLOSED; BRING ORDINANCE BACK ON 03/08/00 AS CORRECTED ON THE ADDENDUM]

ZONING CASES - INDIVIDUAL - UNDER ADVISEMENT

47. 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) [00-0679; CONTINUED UNTIL 03/08/00 WITH HEARING OPEN]
Note: This application was considered by the City Council at a public hearing on February 9, 2000, and was taken under advisement until February 23, 2000, with the public hearing open.

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

BENEFIT ASSESSMENT HEARINGS

Patonia Avenue from Arden Road to Ledbetter Drive

48. * Benefit assessment hearing for street paving, storm drainage, water and wastewater main improvements on the street listed above **[00-0680; HEARING CLOSED]**
49. * Ordinance levying benefit assessments for street paving, storm drainage, water and wastewater main improvements on the street listed above **[00-0680; ORDINANCE 24191; APPROVED]**

ITEMS FOR INDIVIDUAL CONSIDERATION

50. Consideration of appointments to boards and commissions (Closed Session, if necessary, Personnel, Sec. 551.074, T.O.M.A.) **[00-0681 AND 00-0682; NO APPOINTMENTS TO BOARDS]**
51. An ordinance establishing new residential and commercial rates for natural gas service as provided by TXU Gas Company - Financing: No cost consideration to the City **[00-0683; ORDINANCE 24192; APPROVED AS AMENDED]**
52. Authorize a three-month extension of the 1993-1998 Affirmative Action Plan through May 31, 2000 to allow additional time for review and preparation for the completion of the 1999-2004 Affirmative Action Plan - Financing: No cost consideration to the City **[00-0684; APPROVED]**
53. Authorize the City of Dallas Housing Finance Corporation to issue its Single Family Mortgage Revenue Refunding Bonds, Series 2000 and Drawdown Series 2000, in order to refund the Corporation's prior bonds issued to provide home mortgage financing for persons of low and moderate incomes to purchase residences located within the City of Dallas - Financing: No cost consideration to the City **[00-0685; APPROVED]**

ITEMS FOR FURTHER CONSIDERATION

54. An ordinance abandoning an alley to 2903 St. Louis Partners, Ltd., Opus Fortunatus, Ltd., L. Ray Lawson and Bess McFadden Sanders, Co-Trustees under Mary Bess McFadden Trust, and Must-Bon Realty Company, the abutting owners, containing 11,163 square feet of land, located near the intersection of St. Louis Street and Malcolm X Boulevard, and authorizing the quitclaim - Revenue: \$56,931 plus the \$20 ordinance publication fee **[00-0686; DELETED ON THE ADDENDUM]**
55. 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 **[00-0687; APPROVED AS CORRECTED ON THE ADDENDUM]**

Closed Session [00-0688; NO CLOSED SESSION]

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

- Debra Walker, et al v. HUD, et al.
- City of Fort Worth, Texas and American Airlines, Inc. v. City of Dallas, 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
- Jill Muncy, Pamela Walt, Donald Whitten, and Douglas Kowalski v. City of Dallas, Texas, and Chief of Police Terrell Bolton, in His Individual and Official Capacities, Civil Action Number 3:99-CV-2960-X

ADDENDUM

ADDITIONS:

ITEMS FOR INDIVIDUAL CONSIDERATION

1. Authorize a sixty-month contract with three twelve-month renewal options for citywide residential recycling services for a "blue bag" recycling program that includes newspaper and inserts, mixed paper and chipboard, glass (clear, brown, green) plastics (codes 1, 2, 3), and aluminum, steel/tin, and aerosol cans at a maximum monthly rate of \$1.27 per active account with Community Waste Disposal, Inc., most advantageous proposer of three (list attached) - Not to exceed \$16,717,597 - Financing: Current Funds (subject to annual appropriations) **[00-0689; APPROVED]**
2. Authorize the rejection of bids received for the purchase of seven SCADA Workstations and authorize re-advertisement for new bids - Financing: No cost consideration to the City **[00-0690; APPROVED]**
3. A resolution extending the City Council's decision deadline for Texas Utilities Electric Company's proposed revisions to twenty-seven of its optional rate schedules for customers in the general service and residential categories for 90 days from March 1, 2000 to May 30, 2000 - Financing: No cost consideration to the City **[00-0691; APPROVED]**
4. An ordinance abandoning portions of water and sanitary sewer easements to Dallas Theological Seminary, the abutting owner, containing approximately 7,143 square feet of land, located near the intersection of Swiss and North Washington Avenues, and authorizing the quitclaim - Revenue: \$1,500 plus the \$20 ordinance publication fee **[00-0692; ORDINANCE 24193; APPROVED]**
5. An ordinance: **(1)** amending Chapter 2 of the Dallas City Code to authorize the City Council to waive, after a review of specific circumstances, the minimum age requirement established by Section 2-140(c) for senior affairs commission members, and **(2)** waiving the application of the minimum age requirement to permit the appointment of Gary Martinez to the senior affairs commission (Mayor Pro Tem Poss, Deputy Mayor Pro Tem Salazar, Councilmembers Walne, Miller, Forsythe Lill, Greyson, and Chaney via Mayor Kirk) **[00-0693; ORDINANCE 24194; CORRECTED ON THE ADDENDUM]**

ADDENDUM

ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

6. Authorize the reconstruction on site of three homes in accordance with the Home Improvement Loan Program statement requirements for properties located at 2610 W. Brooklyn Avenue, 4303 Electra Street, and 3227 Goldspier Drive - Not to exceed \$131,250 - Financing: Neighborhood Renaissance Partnership Program Section 108 Notes (\$87,500); Walker Interest Earnings (\$43,750) **[00-0694; APPROVED]**
7. Authorize a twenty-year lease, including two five-year renewal options, of approximately 67,500 square feet of land improved with an aircraft and storage hangar, ramp and taxiway facilities for aviation related purposes with Akridge Aircraft Interiors at Dallas Redbird Airport - Revenue: \$11,475 annually **[00-0695; APPROVED]**
8. Authorize a ten-year lease, including two five-year renewal options, of approximately 34,500 square feet of land improved with an aircraft and storage hangar, ramp and taxiway facilities for aviation related purposes with Club Air, Inc., at Dallas Redbird Airport - Revenue: \$5,865 annually **[00-0696; APPROVED]**
9. Authorize a thirty-year primary term lease, including one ten-year option to extend the lease, of approximately 17.60 acres or 766,669 square feet of land improved with aircraft T-hangars, box hangars, office space, ramp and taxiway facilities with Dallas Aircraft Services, Inc. for aviation related purposes at Redbird Airport - Revenue: \$123,925 estimated annually plus a minimum of \$3,900,000 in leasehold improvements **[00-0697; APPROVED]**

D-FW Airport 30th & 31st Supplemental Concurrent Bond Ordinances

10. * Authorize adoption of the 30th Supplemental Concurrent Bond Ordinance supplementing and amending the 1968 Regional Airport Concurrent Bond Ordinance, and authorizing the issuance of additional Dallas-Fort Worth International Airport Joint Revenue Bonds of the Cities relating to the Dallas-Fort Worth International Airport, authorizing other obligations of the Cities relating to the Airport; establishing, providing and confirming the security therefore, and prescribing other matters with respect thereto - Financing: No cost consideration to the City **[00-0698; ORDINANCE 24195; APPROVED]**
11. * Authorize adoption of the 31st Supplemental Concurrent Bond Ordinance authorizing the issuance of Dallas-Fort Worth International Airport Joint Revenue Bonds, Series 2000A for lawful purposes, subject to certain parameters; providing the security thereof, providing for the sale, execution and delivery thereof; and providing other terms, provisions and covenants with respect thereto - Financing: No cost consideration to the City **[00-0699; ORDINANCE 24196; APPROVED]**

ADDENDUM

CORRECTIONS:

45. A City Plan Commission authorized public hearing to determine the proper zoning on property presently zoned as Planned Development District No. 521 for Single Family and Multifamily Residential Uses, Office Uses and Retail Uses on area bounded by I-20, Spur 408 and Mountain Creek Parkway and I-20, Clark Road, and FM 1382, with consideration being given to amending Planned Development District No. 521 to specify that the maximum density for multifamily and other residential development will be governed by the number of dwelling units per acre, and density for nonresidential development will be governed by floor-to-area ratio (FAR) (present language in the ordinance requires that both tests apply to residential development), and further to consider revisions to the floor area ratios for each of the Subdistricts within the Planned Development District and an ordinance granting the proposed amendments
Recommendation of Staff & CPC: Approval of an amendment to Planned Development District No. 521 to specify that maximum density for multifamily and other residential development will be governed by the number of dwelling units per acre, and density for nonresidential development will be governed by floor-to-area ratio (FAR), and denial of a 0.5:1 FAR for a Office showroom/warehouse use Z989-315/6480-SW(SS) [00-0677]
46. Application for and an ordinance granting an R-10(A) Single Family District on Frankford Road and ~~Hillcrest Road, Southwest Corner~~ west of Winding Creek Road on property presently zoned as Planned Development District No. 106 for Residential-10,000 Square Feet District Uses and a resolution authorizing acceptance of a deed restriction instrument submitted in conjunction with the change of zoning
Recommendation of Staff and CPC: Approval of the request, subject to deed restrictions volunteered by the applicant
Z990-117/11003-NC(BP) [00-0678]
55. Authorize a secured, no-interest forgivable loan contract with Alameda Heights Outreach Foundation, Inc. for partial funding of project design services and 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 **[00-0687]**

ADDENDUM

DELETION:

54. An ordinance abandoning an alley to 2903 St. Louis Partners, Ltd., Opus Fortunatus, Ltd., L. Ray Lawson and Bess McFadden Sanders, Co-Trustees under Mary Bess McFadden Trust, and Must-Bon Realty Company, the abutting owners, containing 11,163 square feet of land, located near the intersection of St. Louis Street and Malcolm X Boulevard, and authorizing the quitclaim - Revenue: \$56,931 plus the \$20 ordinance publication fee **[00-0686]**

ADDENDUM

CORRECTION:

ADDENDUM ITEM

5. An ordinance: **(1)** amending Chapter 2 of the Dallas City Code to authorize the City Council to waive, after a review of specific circumstances, the minimum age requirement established by Section 2-140(c) for senior affairs commission members, and **(2)** waiving the application of the minimum age requirement to permit the appointment of Gary Martinez to the senior affairs commission (Mayor Pro Tem Poss, Deputy Mayor Pro Tem Salazar, Councilmembers Walne, Miller, Forsythe Lill, Greyson, and Chaney via Mayor Kirk) **[00-0693]**