

**AGENDA**  
**CITY COUNCIL MEETING**  
**JUNE 14, 2000**  
**CITY OF DALLAS**  
**1500 MARILLA**  
**COUNCIL CHAMBERS, CITY HALL**  
**DALLAS, TEXAS 75201**  
**9:00 A. M.**

Invocation and Pledge of Allegiance (Council Chambers) [00-1830]

Agenda Item/Open Microphone Speakers [00-1831]

VOTING AGENDA

1. Approval of Minutes of the May 24, 2000 City Council Meeting [00-1832; APPROVED]

CONSENT AGENDA [00-1833]

**AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS**

Engineering and Architectural Contracts

2. Authorize a professional services contract with Conley Design Group, Inc. to provide a building condition assessment for the Bird and Reptile Building at Dallas Zoo –\$54,870 - Financing: 1995 Bond Funds [00-1834; APPROVED]

## CONSENT AGENDA (Continued)

### AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

#### Authorization of Contracts

3. Authorize a contract for the construction of the Southside Wastewater Treatment Plant basin complex improvements - Oscar Renda Contracting, Inc., lowest responsible bidder of four - \$13,407,000 - Financing: Water Utilities Capital Improvement Funds (\$12,767,000) and Water Utilities Capital Construction Funds (\$640,000) **[00-1835; APPROVED]**

#### Contract Amendments

4. Authorize an increase in the contract with Meridian Commercial, Inc. for additional bas-relief and floor slab work and other miscellaneous modifications at the Centennial and Automobile Buildings, Phase I at Fair Park - \$102,030, from \$3,372,989 to \$3,475,019 - Financing: Intermodal Surface Transportation Efficiency Act Grant Funds (\$81,624) and 1995 Bond Funds (\$20,406) **[00-1836; APPROVED]**
5. Authorize **(1)** an increase in the contract with CMPA, Inc./CMS, Inc. Joint Venture for electrical changes, modifications due to field conditions, modifications to medallion restoration and other miscellaneous changes for the construction of a new exhibition hall for the Tower Building, Phase III at Fair Park and **(2)** an increase of appropriations in the amount of \$95,556 in State Fair of Texas Capital Construction Funds - \$170,448, from \$4,949,000 to \$5,119,448 - Financing: 1995 Bond Funds (\$74,892) and State Fair of Texas Capital Construction Funds (\$95,556) **[00-1837; APPROVED]**
6. Authorize Supplemental Agreement No. 3 to the contract with Beck Architecture, Ltd. to provide design through construction administration phases for repair and enhancements to the Zoo North entrance bridge, rework of ring road around the restaurant and flamingo area, overflow drainage plans, landscaping next to the restaurant, and railing around the Flamingo Exhibit at the Dallas Zoo - \$74,000, from \$225,480 to \$299,480 - Financing: 1998 Bond Funds **[00-1838; APPROVED]**

#### Construction Miscellaneous

7. Authorize a benefit assessment hearing to be held on August 9, 2000, for street paving, water main improvements, and wastewater adjustments on Burnside Avenue from Arden Road to Ledbetter Drive - Financing: No cost consideration to the City **[00-1839; APPROVED]**
8. Authorize a benefit assessment hearing to be held on August 9, 2000, for alley paving, and drainage improvements on Alley Group 98-1114 (list attached) - Financing: No cost consideration to the City **[00-1840; APPROVED]**

CONSENT AGENDA (Continued)

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Construction Miscellaneous (Continued)

9. Authorize a benefit assessment hearing to be held on August 9, 2000, for street paving, storm drainage, water and wastewater adjustments on Mohawk Drive from Lovedale Avenue to Anson Road - Financing: No cost consideration to the City  
**[00-1841; APPROVED]**

Youngstown Street from Skyfrost Drive to Scarlet Drive

10. \* 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 **[00-1842; APPROVED]**
11. \* Authorize approval of specifications, estimate of cost and authorize advertisement for bids - Financing: No cost consideration to the City **[00-1843; APPROVED]**
12. Authorize an agreement with the State of Texas acting through the Texas Department of Transportation to provide advance funding for improvements and appurtenance adjustments to City of Dallas water and wastewater mains in Regal Row from CRIP Railroad to I.H. 35 - \$2,934,464 - Financing: Water Utilities Capital Construction Funds (\$108,233) and Water Utilities Capital Improvement Funds (\$2,826,232) **[00-1844; APPROVED AS AN INDIVIDUAL ITEM]**

LAND MISCELLANEOUS

13. Authorize a thirty-year lease, plus one ten-year renewal option, with Cutter Aviation, Inc., of approximately 435,600 square feet of unimproved land at Dallas Redbird Airport - Revenue: \$56,628 annually, plus \$1,800,000 in leasehold improvements  
**[00-1845; APPROVED AS AN INDIVIDUAL ITEM]**
14. Authorize a First Amendment to the existing Lease of Land and Improvements with Club Air, Inc., to extend the primary term of the lease to 30 years and add additional land and facilities to the lease in consideration of \$850,000 new construction and renovation costs to the leased premises at Dallas Redbird Airport - Revenue: \$36,424 annually, plus \$850,000 in leasehold improvements **[00-1846; APPROVED AS AN INDIVIDUAL ITEM]**
15. Authorize the sale of 2 tracts of unneeded City-owned land to the highest bidders (list attached) - Revenue: \$68,110 **[00-1847; APPROVED]**
16. An ordinance abandoning portions of a street reservation and alley rights-of-way to Stuart M. Crow and Shirley W. Crow, the abutting owners, containing approximately 9,359 square feet of land located near the intersection of Mercedes Avenue and Alderson Street, providing for the dedication of approximately 343 square feet of land needed for alley right-of-way, and authorizing the quitclaim - Revenue: \$30,655 plus the \$20 ordinance publication fee **[00-1848; ORDINANCE 24276; APPROVED]**

CONSENT AGENDA (Continued)

LAND MISCELLANEOUS (Continued)

17. An ordinance abandoning portions of Junius and Walton Streets to Baylor Health Care System and Baylor University Medical Center, the abutting owners, containing approximately 6,891 square feet of land located near the intersection of Junius and Walton Streets, and authorizing the quitclaim - Revenue: \$52,716 plus the \$20 ordinance publication fee **[00-1849; ORDINANCE 24277; APPROVED]**
18. An ordinance abandoning a portion of a sanitary sewer easement to NP2 South, L.P., the abutting owner, containing approximately 39,578 square feet of land located at the intersection of Mountain Creek Parkway and Camp Wisdom Road, and authorizing the quitclaim - Revenue: \$1,500 plus the \$20 ordinance publication fee **[00-1850; 24278; APPROVED]**
19. An ordinance abandoning Poydras Street to McDonald=s Corporation, the abutting owner, containing approximately 10,000 square feet of land located between Jackson and Commerce Streets, and authorizing the quitclaim - Revenue: \$595,000 plus the \$20 ordinance publication fee **[00-1851; ORDINANCE 24279; APPROVED AS AN INDIVIDUAL ITEM]**

PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES

20. Authorize a sixty-month price agreement for mobile data communication hardware, software and maintenance and support with Custom Logic Design, Inc., most advantageous proposer of three - Not to exceed \$792,250 - Financing: 1997 Equipment Acquisition Contractual Obligation Notes (\$471,000) and Current Funds (\$321,250 subject to annual appropriations) **[00-1852; APPROVED]**
21. Authorize a sixty-month contract with COMPUWARE Corporation for File-AID/MVS (Multiple Virtual Storage) software maintenance and support fees - Not to exceed \$146,142 - Financing: Current Funds (subject to annual appropriations) **[00-1853; APPROVED]**
22. Authorize an increase and an extension of time through July 31, 2000 in the cooperative purchasing agreement with Dallas County for the purchase of office supplies from Office Depot, Business Services Division - Not to exceed \$450,000, from \$1,800,000 to \$2,250,000 - Financing: Various Funds **[00-1854; APPROVED]**
23. Authorize the purchase of replacement carpet for meeting rooms at the Dallas Convention Center from the lowest responsible bidder of four - Clean Team, Inc. dba Millicare Environmental Services - Not to exceed \$67,035 - Financing: Convention Center Capital Construction Funds **[00-1855; APPROVED]**
24. Authorize a twenty-four-month price agreement for traffic signal poles and mast arms with the lowest responsible bidder of three - Structural and Steel Products, Inc. - Not to exceed \$156,461 - Financing: Current Funds **[00-1856; APPROVED]**

## CONSENT AGENDA (Continued)

### PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES (Continued)

25. Authorize a twenty-four-month price agreement for tapping machines and parts with the lowest responsible bidder of two - Utility Plus, Inc. - Not to exceed \$93,445 - Financing: Water Utilities Current Funds [00-1857; APPROVED]
26. Authorize the purchase of heavy equipment with the lowest responsible bidders of seventeen - Conley, Lott, Nichols Machinery Company, Con-Equipment, Inc., Dallas Ford New Holland, Industrial Disposal Supply, Tennant Company, United Equipment Rentals Gulf, L.P., Continental Equipment Co. L.P., Darr Equipment Co., RDO Equipment Company, Crescent Machinery Co., Stewart & Stevenson Services, Inc. - Not to exceed \$5,071,528 - Financing: 1999 Equipment Acquisition Contractual Obligation Notes (\$2,319,804), Water Utilities Current Funds (\$60,213), Current Funds (\$2,691,511) [00-1858; APPROVED]
27. Authorize the purchase of one truck with hi-velocity storm sewer cleaning equipment from Underground, Inc. through the Interlocal Agreement with Houston-Galveston Area Council of Governments - Not to exceed \$174,830 - Financing: 1999 Equipment Acquisition Contractual Obligation Notes [00-1859; APPROVED]

### MISCELLANEOUS

28. Authorize settlement of a claim filed by State Farm Insurance Company as subrogee for Judy Farmer, Claim No. 95-101007091-001 - Financing: Current Funds [00-1860; APPROVED]
29. Authorize settlement of a claim filed by Transcom Insurance Company as subrogee for Jose Fonseca, Claim No. 95-101006100-003 - Financing: Current Funds [00-1861; APPROVED]
30. Authorize settlement of a lawsuit, styled Roger Rath v. City of Dallas, Cause No. DV99-00827-B - Financing: Current Funds [00-1862; APPROVED]
31. Authorize Supplemental Agreement No. 1 to the professional services contract with the law firm of Walker, Bright & Whittenton, P. C., for additional legal services necessary in the lawsuit, styled Robin Page & James Page vs. City of Dallas, Willard Rollins, Tracy Hearn, Crista Walker, T. S. Ellzey, Madeleine Johnson, Angela Washington and Preston Gilstrap, Cause No. 3:00-CV-0952-G, and any other proceedings relating to the subject matter of this litigation, in an amount not to exceed \$85,000, increasing the original contract and supplemental agreement total from \$15,000 to \$100,000 - Financing: Current Funds [00-1863; APPROVED]
32. Authorize a public hearing to be held on June 28, 2000 to receive citizens' comments on the Preliminary FY 2000-01 Consolidated Plan Budget for U. S. Department of Housing and Urban Development Grant Funds and the Preliminary FY 1999-00 Reprogramming Budget - Financing: This action has no cost consideration to the City [00-1864; APPROVED]

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

33. Authorize approval of the bi-weekly tax action [00-1865; APPROVED]
34. Authorize the second of four one-year renewal options with KPMG Peat Marwick LLP, (Dodd & Associates and Marilou Martinez-Stevens, CPA, subcontractors) for the audit of the City's financial operations and grant activities for the fiscal year ending September 30, 2000 - Not to exceed \$250,400 - Financing: Current Funds [00-1866; APPROVED]
35. Authorize a professional services contract with Booth Research Group, Inc. to conduct test validation studies for Police Department ranks - \$161,700 - Financing: Current Funds [00-1867; APPROVED]
36. Authorize an increase in the price agreement with Oriental Building Services to provide janitorial services at city facilities through the existing Southeast/Southwest District contract - \$341,550, from \$1,366,200 to \$1,707,750 - Financing: Current Funds [00-1868; APPROVED]
37. Authorize the acceptance of additional grant funds from the US Environmental Protection Agency (EPA) for the Brownfields Showcase Program and authorize an extension of the Intergovernmental Personnel Agreement with EPA for the loan of an EPA Environmental Specialist for an additional one-year period to assist with the City's Brownfields Program - Not to exceed \$100,000 - Financing: U.S. Environmental Protection Agency Funds [00-1869; APPROVED]

Farmers Market TIF District

38. \* Authorize a development agreement with Camden Realty, Inc. to provide funding for the construction of infrastructure and streetscape improvements along Canton Street and South Central Expressway in **Tax Increment Financing Reinvestment Zone Number Six, City of Dallas, Texas, (Farmers Market TIF District)** in an amount not to exceed \$525,000; and the establishment of appropriations in the Farmers Market TIF District Fund - Financing: Principal in an amount not to exceed \$525,000 to be provided by a private developer with **(1)** \$54,483 (30 percent of \$181,609) to be reimbursed without interest from the Farmers Market TIF District Fund and **(2)** 100 percent of \$470,517 to be reimbursed with interest from the Farmers Market TIF District Fund; accrued interest on private funds advanced to be repaid solely from the Farmers Market TIF District Funds [00-1870; APPROVED]

MISCELLANEOUS (Continued)

**Farmers Market TIF District** (Continued)

39. \* A resolution declaring the intent of **Tax Increment Financing Reinvestment Zone Number Six, City of Dallas, Texas (Farmers Market TIF District)** to reimburse Camden Realty, Inc. for funds advanced pursuant to a development agreement between the City and Camden Realty, Inc. in an amount not to exceed \$525,000 for the construction of infrastructure and streetscape improvements along Canton Street and South Central Expressway located in the Farmers Market TIF District - Financing: \$525,000 to be advanced by Camden Realty, Inc. with \$54,483 (30 percent of \$181,609) to be reimbursed without interest from the Farmers Market TIF District Fund and 100 percent of \$470,517 reimbursed with interest from the Farmers Market TIF District Fund; accrued interest on \$470,517 in private funds to be repaid solely from the Farmers Market TIF District Funds **[00-1871; APPROVED]**
  
40. Authorize an Interlocal Agreement with El Centro College of the Dallas County Community College District to provide job training initiatives for student participants in job training programs, for two curriculums; **(1)** Fiber Optics Technician Training and **(2)** "TU NEGOCIO" (Your Small Business), for the period June 15, 2000 through June 14, 2001 - Not to exceed \$96,616 - Financing: Current Funds **[00-1872; APPROVED AS AN INDIVIDUAL ITEM]**
  
41. Authorize the acceptance of renewal grant funds from the Office of the Governor, Criminal Justice Division, for the provision of services to elderly abused victims through the Victims of Crime Act/Crime Victim Assistance Program for the period July 1, 2000 through June 30, 2001, and execution of the grant agreement, in an amount not to exceed \$80,000 - Financing: Office of the Governor, Criminal Justice Division Grant Funds **[00-1873; APPROVED]**
  
42. Authorize the acceptance of grant funds from the U. S. Department of Housing and Urban Development for two homeless grant funded programs: **(1)** Tenant Based Supportive Housing (\$299,824), and **(2)** Dental Health Services for the Homeless (\$294,000), and execution of a contract with Dental Health Programs, Inc. (\$279,300), for the period July 1, 2000 through June 30, 2002 - Not to exceed \$593,824 - Financing: U. S. Department of Housing and Urban Development Grant Funds **[00-1874; DELETED]**
  
43. Authorize a thirty-six-month contract with two twelve-month renewal options with UnitedHealthcare of Texas, Inc. for claims administration, Preferred Provider Organization (PPO), and medical management services - Not to exceed \$13,800,000 - Financing: Employee Benefits Current Funds (subject to annual appropriations) **[00-1875; APPROVED]**

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

44. Authorize a three-month agreement with the AMIGOS Bibliographic Council, Inc. for continued participation by the Dallas Public Library in the computerized data access program for bibliographic and consulting services for the period from July 1, 2000 through September 30, 2000 - Not to exceed \$56,312 - Financing: Current Funds [00-1876; APPROVED]
45. Authorize an amendment to the annual service contract with the Dallas County Heritage Society for the completion of repairs and restoration of the George House Historical Building located at Old City Park 1717 Gano Street - \$20,000, from \$177,191 to \$197,191 B Financing: Current Funds [00-1877; APPROVED]
46. Authorize a twenty-year Interlocal Agreement with Dallas Public Schools to share in the renovation of the existing track and construction of a new soccer field at Hillcrest High School and for use by the City of those facilities at certain specified times - \$100,000 - Financing: 1998 Bond Funds (Estimated annual revenue: \$5,936) [00-1878; APPROVED AS AN INDIVIDUAL ITEM]
47. Authorize a ten-year agreement with two five-year renewal options with Friends of Fair Park, Inc. to manage and operate the Magnolia Lounge in Fair Park - Financing: No cost consideration to the City [00-1879; APPROVED AS AN INDIVIDUAL ITEM]
48. Authorize a contract with the City of Grapevine to provide non-interruptible untreated water from Lake Grapevine until June 14, 2029 for municipal use - Revenue: \$112,421 in FY 1999-00, \$270,552 in FY 2000-01 and thereafter [00-1880; APPROVED]

PUBLIC HEARINGS AND RELATED ACTIONS

MISCELLANEOUS HEARINGS

**City of Dallas Reinvestment Zone No. 53**

49. \* A public hearing to receive citizen comments concerning the creation of a reinvestment zone for commercial-industrial tax abatement, to be known as **City of Dallas Reinvestment Zone No. 53, located at 4012 W. Illinois in Dallas, TX**, for the purpose of granting tax abatement on the added value to the real property of Crash Rescue Equipment Service, Inc. - Financing: No cost consideration to the City [00-1881; HEARING CLOSED]
50. \* An ordinance designating property located at **4012 W. Illinois in Dallas, TX, as Reinvestment Zone No. 53** for commercial-industrial tax abatement for the purpose of granting real property tax abatement to Crash Rescue Equipment Service, Inc. and providing for an effective date - Financing: No cost consideration to the City [00-1881; ORDINANCE 24280; APPROVED]



PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

MISCELLANEOUS HEARINGS (Continued)

**City of Dallas Reinvestment Zone No. 53** (Continued)

51. \* Authorize **(1)** a real property tax abatement agreement with Crash Rescue Equipment Service, Inc., for the purpose of granting a ten-year abatement of 50% of the taxes on added value to the real property for the relocation/expansion of their manufacturing operations within **City of Dallas Commercial Zone "A" at 4012 W. Illinois in Dallas, TX**; and **(2)** a 100% development fee rebate to Crash Rescue Equipment Service, Inc. in an amount not to exceed \$15,000 - Revenue: First year tax revenue estimated at \$2,503; Ten-year revenue is estimated at \$25,032; (Estimated foregone revenue for ten-year real property tax abatement \$25,032) - Financing: Public/Private Partnership Funds **[00-1882; APPROVED]**

**Downtown Special Provision Sign District**

52. \* A public hearing to receive citizen comments regarding proposed changes to the Downtown Special Provision Sign District - Financing: No cost consideration to the City **[00-1883; HEARING CLOSED]**
53. \* Authorize the City Manager and the City Plan Commission to perform appropriate analyses, call or conduct all necessary hearings, evaluate alternatives and prepare recommendations for the City Council regarding amendments to the sign regulations in the Downtown Special Provision Sign District - Financing: No cost consideration to the City **[00-1884; APPROVED]**
54. A public hearing to receive citizens' comments, and an ordinance readopting and continuing in effect Chapter 12, "City Youth Program Standards of Care," of the Dallas City Code, to re-establish standards of care for certain city-sponsored youth programs in compliance with State law - Financing: No cost consideration to the City **[00-1885; ORDINANCE 24281; HEARING CLOSED; APPROVED]**

**ZONING CASES - CONSENT** **[00-1886]**

55. Application for and an ordinance granting a CR Community Retail District on property presently zoned an R-5(A) Single Family District on the northeast corner of Walton Walker Boulevard (Loop 12) and Martinez Trail  
Recommendation of Staff and CPC: Approval, subject to deed restrictions volunteered by the applicant  
Z978-336/8956-NW(RB) **[00-1887; CONTINUED UNTIL 06/28/00; HEARING OPEN]**
56. Application for and an ordinance granting a Planned Development Subdistrict for MF-2 Multiple Family Subdistrict Uses on property presently zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the west corner of Buena Vista Street and Oliver Street  
Recommendation of Staff and CPC: Approval  
Z990-168/11135-C(RB) **[00-1888; ORDINANCE 24282; CPC RECOMMENDATION FOLLOWED]**

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

ZONING CASES - CONSENT (Continued)

57. Application for and an ordinance granting an RR Regional Retail District on property presently zoned an MC-4 Multiple Commercial District southeast of Autobahn Drive on I-20  
Recommendation of Staff and CPC: Approval  
Z990-171/11132-SW(MB) [00-1889; **ORDINANCE 24283; CPC RECOMMENDATION FOLLOWED**]
58. Application for and an ordinance granting an amendment to the plans and conditions of Planned Development District No. 456 for Convalescent and Nursing home, Hospice care and related institutions, Retirement housing, and Adult day-care facility uses west of Shepherd Drive on Skyline Road and Stults Road  
Recommendation of Staff and CPC: Approval  
Z990-172/9346-NE(MB) [00-1890; **DELETED ON THE ADDENDUM**]
59. Application for and an ordinance granting an IR Industrial Research District on property presently zoned an MU-3 Mixed Use District west of Wyche Boulevard on Hinton Street  
Recommendation of Staff and CPC: Approval  
Z990-175/11133-NW(MB) [00-1891; **ORDINANCE 24284; CPC RECOMMENDATION FOLLOWED**]
60. Application for and an ordinance granting a Planned Development Subdistrict for MF-2 Multiple Family Subdistrict Uses on property presently zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District north of Fitzhugh Avenue on Buena Vista Street  
Recommendation of Staff and CPC: Approval  
Z990-176/11137-NW(RB) [00-1892; **CONTINUED UNTIL 06/28/00; HEARING OPEN**]
61. Application for and an ordinance granting a Planned Development Subdistrict for MF-2 Multiple Family Subdistrict Uses, on property presently zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District north of Fitzhugh Avenue on Buena Vista Street  
Recommendation of Staff and CPC: Approval  
Z990-179/11140-C(BP) [00-1893; **ORDINANCE 24285; CPC RECOMMENDATION**]
62. Application for and an ordinance granting an amendment to the development plan and landscape plan for Planned Development District No. 135 for Office Uses on the northeast corner of R. L. Thornton Freeway and Gurley Avenue  
Recommendation of Staff and CPC: Approval  
Z990-180/5907-C(BP) [00-1894; **ORDINANCE 24286; CPC RECOMMENDATION FOLLOWED**]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

ZONING CASES - CONSENT (Continued)

63. Application for and an ordinance granting a Planned Development District for GO(A) General Office Uses and a Vehicle display, sales and service use on property presently zoned a GO(A) General Office District south of Royal Lane on N. Central Expressway  
Recommendation of Staff and CPC: Approval, subject to a conceptual plan and conditions  
Z990-181/11141-NE(BP) [00-1895; ORDINANCE 24287; CPC RECOMMENDATION FOLLOWED]

ZONING CASES - INDIVIDUAL

64. Application for a Specific Use Permit for a Public or Private School on property presently zoned an R-10(A) Single Family District on Webb Chapel Road and Assembly Court  
Recommendation of Staff and CPC: Denial  
Z989-281/10964-NW(BP) [00-1896; CPC RECOMMENDATION FOLLOWED]
65. Application for an amendment to create a new sub-area "B" (1) and to amend the existing deed restrictions to permit motorcycle rentals on property presently zoned Area "B" of Planned Development District No. 326, the West Lovers Lane Planned Development District, for Retail, Office, and Residential Uses on W. Lovers Lane west of Travida Street  
Recommendation of Staff and CPC: Denial  
Z990-120/11069-NW(FD) [00-1897; DENIED WITHOUT PREJUDICE]
66. Application for a Specific Use Permit for a Child-care facility on property presently zoned an R-7.5(A) Single Family District north of Sylvia Street on Lancaster Road  
Recommendation of Staff: Denial  
Recommendation of CPC: Denial without prejudice  
Z990-124/11011-SE(RB) [00-1898; CONTINUED UNTIL 08/09/00; HEARING OPEN]
67. Application for and an ordinance granting a Specific Use Permit for a Child-care facility on property presently zoned an R-7.5(A) Single Family District north of Camp Wisdom Road on Greenspan Avenue  
Recommendation of Staff: Denial  
Recommendation of CPC: Approval  
Z990-143/10835-SW(FD) [00-1899; ORDINANCE 24288; CPC RECOMMENDATION FOLLOWED]
68. Application for and an ordinance granting an amendment to the conceptual plan, development plan for Tracts I, II, and III, landscape plan for Tract II, and conditions for Planned Development District No. 287 and Planned Development District No. 287-H/38 for a Public Arboretum, a Botanical Regional Park and Support Uses at the north corner of Garland Road and East Lawther Drive  
Recommendation of Staff and CPC: Approval  
Z990-147/8428-NE(RB) [00-1900; ORDINANCE 24289; CPC RECOMMENDATION FOLLOWED]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

ZONING CASES - INDIVIDUAL (Continued)

69. Application for and an ordinance granting a Specific Use Permit for a Restaurant with drive-in or drive-through service on property presently zoned a CA-1(A) -SP Central Area District on the southwest corner of Commerce Street and Griffin Street  
Recommendation of Staff: Denial  
Recommendation of CPC: Approval of the request for a five-year time period, subject to a site/landscape plan and conditions  
Z990-178/11139-C(BP) [00-1901; ORDINANCE 24290; APPROVED AS AMENDED]
70. Application for a Planned Development District for an Entertainment Complex and Mixed Uses and termination of existing deed restrictions on a portion of the request site on property presently zoned an I-1 Industrial Subdistrict, an I-2 Industrial Subdistrict, an I-3 Industrial Subdistrict, an MF-2 Multiple Family Subdistrict, an HC Heavy Commercial Subdistrict, and a CA-2 Central Area Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on an area generally bounded by property north of Hi Line Drive, the M.K. & T. Railroad to the east, Continental Avenue to the south, and Stemmons Freeway to the west  
Recommendation of Staff and CPC: Approval  
Z989-178/10850-C(RB) [00-1902; DELETED ON THE ADDENUM]

ITEMS FOR INDIVIDUAL CONSIDERATION

71. Consideration of appointments to boards and commissions (Closed Session, if necessary, Personnel, Sec. 551.074, T.O.M.A.) **[00-1903 AND 00-1904; APPOINTMENTS MADE TO BOARDS]**
72. Adoption of the Preliminary FY 2000-01 Consolidated Plan Budget for U. S. Department of Housing and Urban Development Grant Funds in an estimated amount of \$30,289,499 for the following programs and estimated amounts: Community Development Block Grant (\$20,062,499), HOME Investment Partnerships Program (\$6,986,000), Housing Opportunities for Persons with AIDS (\$2,562,000), and Emergency Shelter Grant (\$679,000); and Preliminary FY 1999-00 Reprogramming Budget in the amount of \$1,210,377 - Financing: U. S. Department of Housing and Urban Development Grant Funds **[00-1905; APPROVED]**

Closed Session [00-1906; 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, Texas et al., Cause No. 48-171109-97
- Continental Airlines, Inc. and Continental Express, Inc. v. City of Dallas, Texas and City of Fort Worth, Texas, et al., Cause No. 3:98-CV-1187-R  
(consolidated with City of Dallas, Texas v. Department of Transportation, et al., Cause No. 3:97-CV-2734-R)
- 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
- Arrendondo, et al v. City of Dallas, Cause No. 199-1743-99
- MD, II v. City of Dallas, et al., DV98-01880-D
- MD, II v. City of Dallas, et al., DV98-08343-B
- MD, II Entertainment, Inc. v. City of Dallas, et al., DV97-08254-J
- MD, II Entertainment, Inc. v. City of Dallas, et al., 99-00755-L
- D Burch, Inc. v. City of Dallas, et al., DV98-02710-L
- D Burch, Inc. v. City of Dallas, et al., 97-06039-J
- D Burch, Inc. v. City of Dallas, et al., DV99-00756-D
- D Burch, Inc. v. City of Dallas, et al., DV98-08344-F
- Allen-Burch, Inc. v. City of Dallas, et al., DV98-08343-B
- Allen-Burch, Inc. v. City of Dallas, et al., DV98-01118-G
- Allen-Burch, Inc. v. City of Dallas, et al., DV99-00754-L
- ERAF Corporation v. City of Dallas, et al., DV98-02501-A
- Northwest Entertainment v. City of Dallas, et al., DV98-05799-E
- Northwest Investments v. City of Dallas, et al., DV98-05801-E
- Avalon Residential Care Homes, Inc. v. City of Dallas, Civil Action No. 3:99-CV-2141-P

## ADDENDUM

### ADDITIONS:

Closed Session [00-1906; NO CLOSED SESSION]

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

- Irma Jean James and Terri Lary v. City of Dallas;  
Civil Action No. 3:98-CV-0436-R
- Augusto Galindo v. Miguel Rodriguez and City of Dallas/  
City of Dallas v. Augusto Galindo and Dale Wootson;  
Cause No. DV00-01325-D
- North By West Entertainment, Ltd. v. City of Dallas;  
Cause No. DV00-03935-B

### PUBLIC HEARINGS AND RELATED ACTIONS

1. A public hearing to receive citizens' comments concerning a proposed increase in taxicab rates of fare - Financing: No cost consideration to the City [00-1907; HEARING CLOSED]

### ITEMS FOR INDIVIDUAL CONSIDERATION

2. Authorize a twenty-month service agreement for the rental of facilities to be used as assessment center facilities with the only bidder - Ramada Plaza Convention Center - Not to exceed \$190,095 - Financing: Current Funds [00-1908; APPROVED]
3. Authorize a public hearing to be held on June 28, 2000 to receive citizens' comments on the proposed private sale by quitclaim deed of 1 unimproved property located at 3416 Holmes Street acquired by the taxing authorities from the Sheriff's Sale to a qualified non-profit organization, St. Philip's Neighborhood Development Corporation - Financing: No cost consideration to the City [00-1909; APPROVED]
4. Authorize **(1)** a contract for restoration including interior painting of the exhibit hall and installation of access ladders for the portico lighting at the Centennial Building, Phase II at Fair Park and **(2)** authorize acceptance of donated funds from Friends of Fair Park and establish appropriations for same - Gilbert May, Inc. dba Phillips/May Corporation, lowest responsible bidder of five - \$333,333 - Financing: Intermodal Surface Transportation Efficiency Act Grant Funds (\$266,666), 1995 Bond Funds (\$44,167) and Capital Gift and Donations Funds (\$22,500) [00-1910; APPROVED]

## ADDENDUM

ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION: (Continued)

### Mockingbird Lane Streetscape

5. \* Authorize an Interlocal Agreement with the Texas Department of Transportation for the design and construction of streetscape and pedestrian enhancements on Mockingbird Lane from Airline Drive to Matilda Street - Financing: No cost consideration to the City **[00-1911; APPROVED]**
6. \* Authorize a Participation Agreement with Mockingbird Station Partners, L.P., a local developer, for the design and construction of streetscape and pedestrian enhancements on Mockingbird Lane from Airline Drive to Matilda Street - Financing: No cost consideration to the City **[00-1912; APPROVED]**
7. Authorize **(1)** transfer of approximately 8 acres of land located on Oak Lane between Trunk Avenue and Meyers Street from the Dallas Water Utilities Fund to the General Fund, **(2)** transfer of approximately 12 acres of land located near the intersection of State Highway 190 and the Dallas North Tollway from the General Fund to the Dallas Water Utilities Fund and **(3)** transfer of \$1,550,000 from the Water Utilities Construction Fund to the General Capital Reserve Fund **[00-1913; APPROVED]**
8. Authorize a lease agreement with the Foundation for Community Based Initiatives, as lessee, with a 10-year initial term with two subsequent five year renewal options, for the construction, operation and maintenance of a community baseball complex on approximately 8 acres of City-owned land located on Oak Lane between Meyers Street and Trunk Avenue - Revenue: \$100 **[00-1914; APPROVED AS AMENDED]**
9. Authorize **(1)** a real property tax abatement agreement with Morning Park, Inc., a Texas corporation, as Nominee for MPI Realty, Ltd., a Texas limited partnership and successors to be assigned to The Beck Group 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 the SBC Communications office campus within Pinnacle Park in **City of Dallas Enterprise Zone One, Dallas, Texas**; and **(2)** protected tree removal prior to the issuance of a building permit pursuant to Section 51A-10.140 of the Dallas City Code - Revenue: First year revenue estimated at \$32,040; ten-year tax revenue estimated at \$320,400 (Estimated revenue foregone for ten-year abatement \$2,883,600) - Financing: No cost consideration to the City **[00-1915; APPROVED]**

## ADDENDUM

### ADDITIONS: (Continued)

### ITEMS FOR INDIVIDUAL CONSIDERATION: (Continued)

10. Authorize a real property tax abatement agreement with Morning Park, Inc., a Texas corporation, as Nominee for MPI Realty, Ltd., a Texas limited partnership and successors to be assigned to Panattoni Hillwood Development Opportunities, LLC 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 warehouse/distribution facilities within Pinnacle Park in **City of Dallas Enterprise Zone One, Dallas, Texas** - Revenue: First year tax revenue estimated at \$18,690; ten-year tax revenue estimated at \$186,900 (Estimated revenue foregone for ten-year abatement \$1,682,100) - Financing: No cost consideration to the City **[00-1916; APPROVED]**
11. Authorize **(1)** a real property tax abatement agreement with Morning Park, Inc., a Texas corporation, as Nominee for MPI Realty, Ltd., a Texas limited partnership and successors to be assigned to Argent Property Company 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 warehouse/distribution facilities within Pinnacle Park in **City of Dallas Enterprise Zone One, Dallas, Texas**; and **(2)** protected tree removal prior to the issuance of a building permit pursuant to Section 51A-10.140 of the Dallas City Code - Revenue: First year tax revenue estimated at \$20,025; ten-year tax revenue estimated at \$200,250 (Estimated revenue foregone for ten-year abatement \$1,802,250) - Financing: No cost consideration to the City **[00-1917; APPROVED]**
12. Authorize an application to the Texas Department of Economic Development nominating SBC Communications, located in **City of Dallas Enterprise Zone One within Pinnacle Park, Dallas, Texas 75211**, to receive designation as an Enterprise Project under the Texas Enterprise Zone Act, as amended (Government Code, Chapter 2303) - Financing: No cost consideration to the City **[00-1918; APPROVED]**
13. Authorize **(1)** a professional services contract with Arthur Andersen, LLP, for a Competitive Initiatives Program; and **(2)** an increase in appropriations in the amount of \$1,000,000 in Non-Departmental=s budget - \$1,000,000 - Financing: Contingency Reserve Funds **[00-1919; APPROVED]**



## ADDENDUM

### DELETIONS:

58. Application for and an ordinance granting an amendment to the plans and conditions of Planned Development District No. 456 for Convalescent and Nursing home, Hospice care and related institutions, Retirement housing, and Adult day-care facility west of Shepherd Drive on Skyline Road and Stults Road  
Recommendation of Staff and CPC: Approval  
Z990-172/9346-NE(MB) [00-1890]
70. Application for a Planned Development District for an Entertainment Complex and Mixed Uses and termination of existing deed restrictions on a portion of the request site on property presently zoned an I-1 Industrial Subdistrict, an I-2 Industrial Subdistrict, an I-3 Industrial Subdistrict, an MF-2 Multiple Family Subdistrict, an HC Heavy Commercial Subdistrict, and a CA-2 Central Area Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on an area generally bounded by property north of Hi Line Drive, the M.K. & T. Railroad to the east, Continental Avenue to the south, and Stemmons Freeway to the west  
Recommendation of Staff and CPC: Approval  
Z989-178/10850-C(RB) [00-1902]