

**AGENDA**  
**CITY COUNCIL MEETING**  
**JANUARY 10, 2001**  
**CITY OF DALLAS**  
**1500 MARILLA**  
**COUNCIL CHAMBERS, CITY HALL**  
**DALLAS, TEXAS 75201**  
**9:00 A. M.**

Invocation and Pledge of Allegiance (Council Chambers) [01-0100]

Agenda Item/Open Microphone Speakers [01-0101]

VOTING AGENDA

1. Approval of Minutes of the December 13, 2000 City Council Meeting [01-0102;  
**APPROVED]**

CONSENT AGENDA [01-0103]

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS

Construction Miscellaneous

2. Authorize a Master Agreement with Dallas County governing future transportation major capital improvement projects between the City of Dallas and Dallas County - Financing: No cost consideration to the City [01-0104; **APPROVED]**

## CONSENT AGENDA (Continued)

### AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

#### Construction Miscellaneous (Continued)

3. Authorize an Interlocal Agreement with the North Texas Tollway Authority to provide cost reimbursement for traffic signal improvements at the intersections of the President George Bush Turnpike (SH 190) at Frankford Road, Marsh Lane, Rosemeade Parkway, Midway Road, and Coit Road - \$856,430 - Financing: North Texas Tollway Authority (\$850,000), 1995 Bond Funds (\$6,430) **[01-0105; APPROVED]**
4. Authorize an Interlocal Agreement with the North Texas Tollway Authority to provide cost reimbursement for traffic signal improvements at the intersection of Northwest Highway and the Dallas North Tollway - \$71,400 - Financing: North Texas Tollway Authority **[01-0106; APPROVED]**
5. Authorize a Maintenance Agreement with the North Texas Tollway Authority for the maintenance of city streets and right-of-way crossing the President George Bush Turnpike within the city limits of Dallas from Old Mill Road to approximately 3,500 feet east of Coit Road - Financing: No cost consideration to the City **[01-0107; APPROVED]**

### LAND MISCELLANEOUS

6. An ordinance abandoning an access and utility easement and two water easements to Intervest Investment Group, LLC, the abutting owner, containing approximately 16,076 square feet of land located near the intersection of Cedar Springs Avenue and Bowen Street, and authorizing the quitclaim - Revenue: \$1,500 plus the \$20 ordinance publication fee **[01-0108; ORDINANCE 24488; APPROVED]**
7. Authorize a five-year lease agreement with A. E. Boone for approximately 15,714 square feet of office space located at 5510 S. Westmoreland Street, Suite 200, to be used by the Water Utilities Pretreatment and Laboratory Services Division from February 1, 2001 to January 31, 2006 - \$605,147 - Financing: Water Utilities Current Funds **[01-0109; APPROVED]**

### PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES

8. Authorize a twenty-four-month price agreement for fiber optic cable and accessories with the lowest responsible bidder of eight - Wesco Distribution - Not to exceed \$120,119 - Financing: Current Funds **[01-0110; APPROVED]**
9. Authorize a thirty-six-month price agreement for Trane brand Original Equipment Manufacturer (OEM) air-conditioning equipment and repair parts with the only bidder - Texas Trane Company - Not to exceed \$101,470 - Financing: Current Funds **[01-0111; APPROVED]**

CONSENT AGENDA (Continued)

PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES (Continued)

10. Authorize a thirty-six-month contract with two twelve-month renewal options for the parking management and operation of the Dallas Arts District Garage and Bateson surface lot located at 2301 Ross Avenue at a cost of \$1,409,631 (offset by parking revenues generated) to be incurred by Ampco System Parking, lowest responsible bidder of three - Estimated Revenue: \$375,000 **[01-0112; APPROVED AS AN INDIVIDUAL ITEM]**

MISCELLANEOUS

11. Authorize application for and acceptance of the Family Violence Project grant in the amount of \$240,000, to provide an early intervention and prevention program to deter violence against women for the period June 1, 2001 through May 31, 2004; authorize an annual combination cash and in-kind local match in the amount of 25% of the grant (estimated cash portion is \$10,954 for each of the three years), and authorize execution of the grant agreement - \$272,862 - Financing: Office of the Governor Criminal Justice Division State Grant Funds (\$240,000) and Current Funds (\$32,862) (subject to annual appropriations) **[01-0113; APPROVED]**
12. Authorize application for and acceptance of the Youth First grant in the amount of \$468,612, to provide an early intervention program on juvenile delinquency issues for the period September 1, 2001, through August 31, 2004; authorize a cash match estimated to be \$39,051 for FY 2002-03 and a cash match estimated to be \$78,102 in FY 2003-04 and authorize execution of the grant agreement - \$585,765 - Financing: Office of the Governor Criminal Justice Division State Grant Funds (\$468,612) and Current Funds (\$117,153) (subject to annual appropriations) **[01-0114; APPROVED]**
13. Authorize payment of a judgment in a lawsuit, styled Freweini Sebhatu, Individually and as Representative of the Estate of Abraham Labassi v. John Stephens and Gregory Clark, Cause No. 97-00204-F - Financing: Current Funds **[01-0115; APPROVED]**
14. Authorize settlement of a lawsuit, styled Tina R. Webster and as Next Friend of Christopher Childs v. City of Dallas and Stanley McDaniel, Cause No. cc-99-13835-d - Financing: Current Funds **[01-0116; APPROVED]**
15. Authorize approval of the bi-weekly tax action - \$16,449 - Financing: Tax Distribution Funds **[01-0117; APPROVED]**
16. Authorize a professional services contract with KPMG Peat Marwick LLP to provide assistance in the implementation of Government Accounting Standards Board Statement 34, a new state and local financial reporting requirement - Not to exceed \$150,000 - Financing: Current Funds **[01-0118; APPROVED]**
17. Authorize a twenty-year Interlocal Agreement with two five-year renewal options with Dallas Public Schools for the use of Hulcy Park - Estimated annual revenue: \$23,100 **[01-0119; APPROVED AS AN INDIVIDUAL ITEM]**

## CONSENT AGENDA (Continued)

### MISCELLANEOUS (Continued)

18. Authorize an amendment to the Flood Plain Management Report on Newton Creek and Ricketts Branch to eliminate a portion of the parallel parkway alignment along Parrish Branch, a tributary of Ricketts Branch, between Camp Wisdom Road and Wheatland Road - Financing: No cost consideration to the City **[01-0120; APPROVED]**
19. Authorize **(1)** an Interlocal Agreement with the North Central Texas Council of Governments effective until August 31, 2001 to allow the City of Dallas to receive solid waste grant funds in an amount not to exceed \$84,043, and **(2)** an increase in appropriations in the amount of \$84,043 in the North Central Texas Council of Governments Fund - \$84,043 - Financing: North Central Texas Council of Governments Funds **[01-0121; APPROVED]**

## PUBLIC HEARINGS AND RELATED ACTIONS

### MISCELLANEOUS HEARINGS

#### **Proposed Amendments to Chapter 14 of the Dallas City Code**

20. \* A public hearing to receive citizen comments on proposed amendments to Chapter 14 of the Dallas City Code relating to dance halls and late night and teen entertainment businesses - Financing: No cost consideration to the City **[01-0122; HEARING CLOSED]**
21. \* An ordinance amending Chapter 14 of the Dallas City Code relating to the licensing and operation of dance halls and late night and teen entertainment - Financing: No cost consideration to the City **[01-0122; DELETED ON THE ADDENDUM]**

#### **Reinvestment Zone No. 56**

22. \* A public hearing to receive citizen comments concerning the creation of a reinvestment zone for commercial tax abatement, to be known as City of Dallas Reinvestment Zone No. 56, including property proximate to Indiana Street, N. Malcolm X Boulevard and N. Walton Street in Deep Ellum, Dallas, Texas, for the purpose of granting real and tangible tax abatement to Yahoo!, Inc. Dallas Crowdus Building, LP - Financing: No cost consideration to the City **[01-0123; HEARING CLOSED]**
23. \* An ordinance designating property proximate to Indiana Street, N. Malcolm X Boulevard and N. Walton Street in Deep Ellum, Dallas, Texas, as City of Dallas Reinvestment Zone No. 56, for the purpose of granting a real and tangible property tax abatement to Yahoo!, Inc. and Dallas Crowdus Building, LP, establishing the boundaries of the Reinvestment Zone and providing for an effective date - Financing: No cost consideration to the City **[01-0123; ORDINANCE 24489; APPROVED]**

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

MISCELLANEOUS HEARINGS (Continued)

**Reinvestment Zone No. 56** (Continued)

24. \* Authorize a real and tangible property tax abatement agreement with Yahoo!, Inc. and Dallas Crowds Building, LP, for the purpose of granting a ten-year abatement of 90% of the taxes on added value to the real property and 70% of the taxes on new tangible personal property for the improvement and expansion of its facilities on property in City of Dallas Reinvestment Zone No. 56, located on property proximate to Indiana Street, N. Malcolm X Boulevard and N. Walton Street in Deep Ellum, Dallas, Texas - Revenue: First year tax revenue estimated at \$24,364; Ten-year tax revenue estimated at \$219,276; (Estimated revenue foregone for ten-year real and tangible personal property abatement \$1,132,414) - Financing: No cost consideration to the City **[01-0124; APPROVED]**

ZONING CASES - INDIVIDUAL

25. Application for and an ordinance granting an amendment to the conceptual plan and conditions for Planned Development District No. 247 for Single family, Multiple-family, Office, Retail, Commercial, Public school, and Open space uses to include a Country Club use in Tract 13 on Keeneland Parkway, south of Jefferson Boulevard, and west of Preakness Lane  
Recommendation of Staff and CPC: Approval  
Z990-272/6600-SW(FD) **[01-0125; ORDINANCE 24490; CPC RECOMMENDATION FOLLOWED]**

ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL

26. Application for and an ordinance granting a CS Commercial Service District on property presently zoned a CH Clustered Housing District at the intersection of Frank Jackson Drive and Ronnie Drive, and a resolution authorizing acceptance of a deed restriction instrument volunteered by the applicant  
Recommendation of Staff and CPC: Approval, subject to deed restrictions volunteered by the applicant  
Z990-235/11235-NC(RB) **[01-0126; CONTINUED UNTIL 01/24/00; HEARING OPEN]**  
Note: This application was considered by the City Council at a public hearing on December 13, 2000, and was taken under advisement until January 10, 2001, with the public hearing open.
27. Application for and an ordinance granting a CS Commercial Service District on property presently zoned a CH Clustered Housing District on Frank Jackson Drive, North of McCallum Boulevard, and a resolution authorizing acceptance of a deed restriction instrument volunteered by the applicant  
Recommendation of Staff and CPC: Approval, subject to deed restrictions volunteered by the applicant  
Z990-256/11259-NC(EB) **[01-0127; CONTINUED UNTIL 01/24/01; HEARING OPEN]**  
Note: This application was considered by the City Council at a public hearing on December 13, 2000, and was taken under advisement until January 10, 2001, with the public hearing open.

## PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

### FLOODPLAIN APPLICATIONS

28. Application for a fill permit and removal of the flood plain prefix from 0.34 acres of land, zoned Industrial Retail, currently in the 100-year flood plain of Elm Fork of the Trinity River located at 10300 Shady Trail Drive - Fill Permit 00-03 - Financing: No cost consideration to the City **[01-0128; APPLICATION APPROVED]**
29. Application for a fill permit and removal of the flood plain prefix from 0.531 acres of land, zoned Commercial Service, currently in the 100-year flood plain of lower White Rock Creek located at 4946 Military Parkway west of White Rock Creek and Parkdale Drive - Fill Permit 00-05 - Financing: No cost consideration to the City **[01-0129; APPLICATION APPROVED]**

### BENEFIT ASSESSMENT HEARINGS

#### **Sidewalk Group 98-108** (list attached)

30. \* Benefit assessment hearing for sidewalk paving **[01-0130; HEARING CLOSED]**
31. \* Ordinance levying benefit assessments for sidewalk paving - Financing: No cost consideration to the City **[01-0130; ORDINANCE 24491; APPROVED]**

### ITEMS FOR INDIVIDUAL CONSIDERATION

32. Consideration of appointments to boards and commissions (List of nominees is available in the City Secretary's Office) **[01-0131 AND 01-0132; APPOINTMENTS MADE TO BOARDS]**
33. Appointment of members to the DART Board (Closed Session, if necessary, Personnel, Sec. 551.074, T.O.M.A) (List of nominees is available in the City Secretary's Office) **[01-0133; DELETED ON THE ADDENDUM]**
34. Authorize hardship relief for Phyllis M. Bollin on property at 5326 South Lamar Street from the South Dallas moratorium on the acceptance of applications for building permits and certificates of occupancy for certain uses - Financing: No cost consideration to the City **[01-0134; APPROVED]**
35. An ordinance amending Chapter 43 of the Dallas City Code to provide for comprehensive right-of-way management and regulation of use by public utilities - Financing: No cost consideration to the City **[01-0135; DELETED ON THE ADDENDUM]**
36. An ordinance amending Chapter 28 of the Dallas City Code to designate school traffic zones, and to regulate the direction of vehicles on certain streets (list attached) - Financing: No cost consideration to the City **[01-0136; ORDINANCE 24492; APPROVED]**

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

ITEMS FOR FURTHER CONSIDERATION

37. Authorize a multiple award purchase of heavy equipment from the lowest responsible bidders of nineteen - Al-jon, Inc., American Material Handling, Bane Machinery, Inc., Cemen-Tech, Inc., Con-Equipment, Inc., Conley-Lott-Nichols Machinery Co., Continental Equipment Co., Inc., Crescent Machinery Co., Darr Equipment, Romco Equipment Co., STM Equipment - Not to exceed \$3,279,411 - Financing: 2000 Equipment Acquisition Contractual Obligation Notes **[01-0137; APPROVED]**

Closed Session **[01-0138; NO CLOSED SESSION HELD]**

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

- 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

## ADDENDUM

### ADDITIONS:

#### Closed Session **[01-0138; NO CLOSED SESSION HELD]**

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

- In re: Millennium Holdings Corp., Cause No. 00-36810-RCM-11
- City of Dallas, Texas v. Millennium Holdings Corp., Cause No. cc-00-08759-d
- City of Dallas, Texas v. Millennium Holdings Corp., Cause No. DV00-04022-D
- Legal Issues regarding the Dallas Naval Air Station
- Avalon Residential Care Homes, Inc. v. City of Dallas, Civil Action No. 3:99-CV-2141-P
- Harold Cox, Shirley Davidson, Robert Stubblefield, Cynthia Herring, Eloise Edwards, Betty Curley and Leo Easter v. City of Dallas, Jeffrey A. Saitas, in his capacity as Executive Director of the Texas Natural Resource Conservation Commission, Herman Nethery and Terry Van Sickle; Civil Action No. 3:98-CV-0291-H

##### Real Property (Sec. 551.072 T.O.M.A.)

- Dallas Naval Air Station Real Property Issues

### ITEMS FOR INDIVIDUAL CONSIDERATION

1. Authorize protected tree removal prior to the issuance of a building permit to TC Dallas Fort Worth Investment and Development, LP, an affiliate of Trammell Crow Company, for the development of distribution facility to be located within City of Dallas Enterprise Zone Three, at Southport Center, west of Bonnie View Road and south of I-20 in Dallas, Texas - Financing: No cost consideration to the City **[01-0139; APPROVED]**
2. An ordinance authorizing acquisition of approximately 108,300 square feet of land needed for the Police Headquarters in exchange for the abandonment of portions of Austin, Corinth and Montgomery Streets to G-Dallas Realty Co., LLC, MDL Properties, Inc., Sears, Roebuck and Co., and Mill Creek Press, Inc., the abutting owners, containing approximately 84,636 square feet of land located near the intersection of Austin and Corinth Streets and authorizing the quitclaim - Financing: No cost consideration to the City **[01-0140; ORDINANCE 24493; APPROVED]**



## **ADDENDUM**

### ADDITIONS: (Continued)

#### ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

3. Authorize an amendment to the 2001 City Calendar to cancel the Council-Staff Planning Session currently scheduled for January 11 and 12, 2001 and reschedule it for February 2, 2001 - Financing: No cost consideration to the City **[01-0141; APPROVED]**
4. An ordinance amending Ordinance No. 24440 to extend past January 15, 2001 the effective date of amendments to Chapter 14 of the Dallas City Code that require the denial of a dance hall license to a business that has been operating without a valid license and that require identification records to be maintained by dance halls - Financing: No cost consideration to the City **[01-0142; ORDINANCE 24494; APPROVED]**

### DELETIONS:

21. An ordinance amending Chapter 14 of the Dallas City Code relating to the licensing and operation of dance halls and late night and teen entertainment businesses - Financing: No cost consideration to the City **[01-0122]**
33. Appointment of members to the DART Board (Closed Session, if necessary, Personnel, Sec. 551.074, T.O.M.A) (List of nominees is available in the City Secretary's Office) **[01-0133]**
35. An ordinance amending Chapter 43 of the Dallas City Code to provide for comprehensive right-of-way management and regulation of use by public utilities - Financing: No cost consideration to the City **[01-0135]**