

**AGENDA**  
**CITY COUNCIL MEETING**  
**JUNE 27, 2001**  
**CITY OF DALLAS**  
**1500 MARILLA**  
**COUNCIL CHAMBERS, CITY HALL**  
**DALLAS, TEXAS 75201**  
**9:00 A. M.**

Invocation and Pledge of Allegiance (Council Chambers) [01-2000]

Agenda Item/Open Microphone Speakers [01-2001]

VOTING AGENDA

1. Approval of Minutes of the June 13, 2001 City Council Meeting [01-2002; APPROVED]

CONSENT AGENDA [01-2003]

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS

Engineering and Architectural Contracts

2. Authorize a professional services contract with Johnson/McKibben Architects, Inc. to provide design services for modifications to the Gorilla Holding Building at the Dallas Zoo - \$25,000 - Financing: 1995 Bond Funds [01-2004; APPROVED]

## CONSENT AGENDA (Continued)

### AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

#### Engineering and Architectural Contracts (Continued)

3. Authorize a professional services contract with Paradigm Engineering for assistance with the preparation of the City of Dallas' Solid Waste Management Construction Outreach Program workbook - \$37,000 - Financing: Current Funds (\$10,100 to be reimbursed from Storm Water Drainage Management Funds), North Central Texas Council of Governments Funds (\$26,900) **[01-2005; APPROVED]**
4. Authorize a professional services contract with Sverdrup Civil, Inc. for the engineering design and landscaping services on Market Street from Young Street to Elm Street - \$202,179 - Financing: 1998 Bond Funds **[01-2006; APPROVED]**

#### Authorization of Contracts

5. Authorize **(1)** a contract for the construction of water and wastewater improvements for the Nasher Sculpture Center with John Burns Construction Company of Texas, lowest responsible bidder of two in an amount not to exceed \$154,010; and, **(2)** assignment of the construction contract to The Nasher Foundation for construction management in accordance with the development agreement previously authorized by the City Council on May 24, 2000 - Financing: No additional cost consideration to the City **[01-2007; APPROVED]**

#### Contract Amendments

6. Authorize an increase in the contract with Texas Waterworks to provide miscellaneous items including sod, demolition of existing pool, personal computer modem and software controller, sidewalk modifications and banners for the construction of the spraygrounds at Daniieldale, Mildred L. Dunn (Lagow), Pemberton Hill and Umphress Parks - \$30,700, from \$1,118,132 to \$1,148,832 - Financing: 1998 Bond Funds **[01-2008; APPROVED]**
7. Authorize **(1)** an increase in the contract with J.N. Kent Construction Company, Inc. to provide modifications to the sprinkler system and relocation of the smoke removal system from the exterior wall to the roof at the Arena Building, and paint the clay tile walls at the Sheep and Goat Building in the Pan American Complex at Fair Park and **(2)** an increase in appropriations in the amount of \$107,921 in State Fair of Texas Capital Construction Funds - \$157,298, from \$1,570,730 to \$1,728,028 - Financing: Fair Park Agrarian District Funds (\$49,377) and State Fair of Texas Capital Construction Funds (\$107,921) **[01-2009; APPROVED]**

## CONSENT AGENDA (Continued)

### AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

#### Construction Miscellaneous

8. Authorize an Interlocal Agreement with the Texas Department of Transportation to provide cost reimbursement for traffic signal improvements at the intersections of Loop 12 (Walton Walker Boulevard) at Northwest Highway, and Loop 12 (Northwest Highway) at IH 35E, Technology Boulevard and Shady Trail - \$170,271 - Financing: Texas Department of Transportation Grant Funds **[01-2010; APPROVED]**

#### **Sidewalk Group 98-111** (list attached)

9. \* Authorize sidewalk paving 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 **[01-2011; APPROVED]**
10. \* Authorize a benefit assessment hearing to be held on August 22, 2001, for sidewalk paving - Financing: No cost consideration to the City **[01-2012; APPROVED]**

#### **Street Group 98-427** (list attached)

11. \* Authorize street and alley 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 **[01-2013; APPROVED]**
12. \* Authorize a benefit assessment hearing to be held on August 8, 2001, for street and alley paving, storm drainage, water and wastewater main improvements - Financing: No cost consideration to the City **[01-2014; APPROVED]**

#### **Street Group 98-429** (list attached)

13. \* Authorize street and alley 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 **[01-2015; APPROVED]**
14. \* Authorize a benefit assessment hearing to be held on August 22, 2001, for street and alley paving, storm drainage, water and wastewater main improvements - Financing: No cost consideration to the City **[01-2016; APPROVED]**
15. Authorize an agreement with the Texas Department of Transportation for appurtenance adjustments to existing water and wastewater mains in Northwest Highway from Gardner Road to Stemmons Trail - \$36,710 - Financing: Water Utilities Capital Construction Funds **[01-2017; APPROVED]**

## CONSENT AGENDA (Continued)

### AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

#### Construction Miscellaneous (Continued)

16. Authorize an agreement with the Texas Department of Transportation for the relocation of an 8-inch water main in State Highway Spur 482- \$5,000 - Financing: Water Utilities Capital Construction Funds **[01-2018; APPROVED]**

### LAND MISCELLANEOUS

17. Authorize a five-year lease agreement with Huntington Corporation for approximately 3,928 square feet of office space at 530 South Carrier Parkway, Suite 275, in Grand Prairie, Texas to be used as a Women, Infants, and Children office for the period July 1, 2001 through June 30, 2006 - Not to exceed \$41,751 annually - Financing: Texas Department of Health Grant Funds **[01-2019; APPROVED]**
18. Authorize a five-year lease agreement with Cooper Commercial Properties, Inc. for approximately 3,141 square feet of office space at 1019 West Sixth Street in Irving, Texas to be used as a Women, Infants, and Children office for the period July 1, 2001 through June 30, 2006 - Not to exceed \$38,132 annually - Financing: Texas Department of Health Grant Funds **[01-2020; APPROVED AS AN INDIVIDUAL ITEM]**
19. An ordinance abandoning an alley to La Calle Diez Community Development Corporation, the abutting owner, containing approximately 8,812 square feet of land located near the intersection of Denver and Tenth Streets, and authorizing the quitclaim - Revenue: \$1,500 plus the \$20 ordinance publication fee **[01-2021; ORDINANCE 24641; APPROVED]**
20. Authorize the conveyance of a rail line easement containing a total of approximately 166,304 square feet of land to TXI Operations, LP for the construction, maintenance and use of a rail line on City-owned land adjacent to the Burlington Northern Sante Fe Railroad near the intersection of Royal Lane and Tantor Road- Revenue: \$37,400 **[01-2022; APPROVED]**
21. Authorize a reduction in the minimum bid amount from \$25,000 to \$15,000 for a tract of vacant City-owned land containing approximately 18,702 square feet in Block 6331, previously advertised and declared unwanted and unneeded, located near the intersection of Maddox Avenue and Seaford Drive- Financing: No cost consideration to the City **[01-2023; APPROVED]**
22. An ordinance granting renewal of a private license to Baylor Institute of Rehabilitation at Gaston Episcopal Hospital for the use of approximately 714 square feet of land to maintain an existing pedestrian tunnel under Gaston Avenue located near its intersection with Washington Avenue - Revenue: \$1,000 annually plus the \$20 ordinance publication fee **[01-2024; ORDINANCE 24642; APPROVED]**

## CONSENT AGENDA (Continued)

### LAND MISCELLANEOUS (Continued)

23. An ordinance granting a revocable license to Goody Goody Liquor, Inc. for the use of approximately 8 square feet of land to use and maintain an existing aerial sign over a portion of Greenville Avenue near its intersection with Vanderbilt Avenue - Revenue: \$1,000 annually plus the \$20 ordinance publication fee **[01-2025; ORDINANCE 24643; APPROVED]**
24. An ordinance abandoning an alley to Maharger Development Company, LLC, the abutting owner, containing approximately 5,281 square feet of land, located between Commerce Street and Central Boulevard, and authorizing the quitclaim - Revenue: \$53,867 plus the \$20 ordinance publication fee **[01-2026; ORDINANCE 24644; APPROVED AS AN INDIVIDUAL ITEM]**
25. An ordinance abandoning a utility easement containing approximately 4,772 square feet of land to Lucille G. Murchison, the abutting owner, located near the intersection of Harvest Cove and Westgrove Drives, and authorizing the quitclaim - Revenue: \$1,500 plus the \$20 ordinance publication fee **[01-2027; ORDINANCE 24645; APPROVED]**
26. An ordinance abandoning a sanitary sewer easement containing approximately 1,200 square feet of land to Maple T. Partners, Ltd., the abutting owner, located near the intersection of Eastern and Druid Drives, and authorizing the quitclaim - Revenue: \$1,500 plus the \$20 ordinance publication fee **[01-2028; ORDINANCE 24646; APPROVED]**
27. An ordinance granting a private license to Army Air Force Exchange Service, for the use of approximately 181 square feet of land to construct and maintain subsurface security system conduit located under Joseph Hardin Drive right-of-way near its intersection with Exchange Service Drive - Revenue: \$1,000 annually plus the \$20 ordinance publication fee **[01-2029; ORDINANCE 24647; APPROVED]**
28. An ordinance granting a revocable license to The Dubliner, Inc. for the use of approximately 16 square feet of land to maintain an existing aerial sign located over Greenville Avenue right-of-way near its intersection with Goodwin Avenue - Revenue: \$1,000 annually plus the \$20 ordinance publication fee **[01-2030; ORDINANCE 24648; APPROVED]**

### PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES

29. Authorize the purchase and installation of an end-to-end Citizen Request Management System and maintenance support for all hardware and software for a 36-month period, and authorize the future acquisition of modules for permitting, licensing, case management, and advanced reporting capabilities - Motorola, Inc., most advantageous proposer of five - Not to exceed \$4,971,464 - Financing: 2000 Equipment Acquisition Contractual Obligation Notes **[01-2031; APPROVED AS AN INDIVIDUAL ITEM]**
30. Authorize a thirty-six-month price agreement for automotive alternator and starter rebuild service with the lowest responsible bidder of five - Marek's Generator and Starter Service - Not to exceed \$274,422 - Financing: Current Funds (\$273,422); Aviation Current Funds (\$1,000) **[01-2032; DEFERRED UNTIL 08/08/01]**

## CONSENT AGENDA (Continued)

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

31. Authorize a thirty-six-month price agreement for Caterpillar parts and labor with Darr Equipment Company - Sole Source - Not to exceed \$4,704,659 - Financing: Current Funds (\$4,379,284), Water Utilities Current Funds (\$322,975) and Aviation Current Funds (\$2,400) **[01-2033; APPROVED]**
32. Authorize a thirty-six-month price agreement to purchase and install dynamic message signs with the lowest responsible bidder of two - Daktronics, Inc. - Not to exceed \$5,468,079 - Financing: 1995 Bond Funds (\$220,273), 1998 Bond Funds (\$172,880), Texas Department of Transportation Federal Grant Funds (\$3,761,926) and Dallas County (\$1,313,000) **[01-2034; DEFERRED UNTIL 08/08/01]**
33. Authorize the rejection of bids received for chemical root control and authorize the readvertisement for new bids - Financing: No cost consideration to the City **[01-2035; APPROVED]**
34. Authorize a twenty-four-month price agreement for applicant pre-employment polygraph examinations for the Dallas Police Department with the lowest responsible bidder of three - Parker-Jones, Inc. - Not to exceed \$134,400 - Financing: Current Funds **[01-2036; DELETED]**
35. Authorize a sixty-month price agreement with two twelve-month renewal options for the rental and maintenance of an engineering reprographics system with the only bidder - Oce-USA, Inc. - Not exceed \$289,500 - Financing: Water Utilities Current Funds **[01-2037; APPROVED]**

### MISCELLANEOUS

36. Authorize rescission of Resolution No. 01-0114, which authorized application for, acceptance of, and execution of the grant agreement for the Youth First Project 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 - Financing: No cost consideration to the City **[01-2038; APPROVED]**
37. Authorize settlement of a claim, styled Robert D. Troy v. City of Dallas, Claim No. 20012749 - \$95,000 - Financing: Current Funds **[01-2039; DELETED ON THE ADDENDUM]**
38. Authorize an amendment to the contract with Sky Sites, Inc. to authorize the Director of Aviation, or his designee, to grant additional display units at Dallas Love Field Airport - Financing: No cost consideration to the City **[01-2040; APPROVED AS AN INDIVIDUAL ITEM]**
39. Authorize a professional services contract with Oldfield Davis, Inc. for the parking public information campaign from July 2, 2001 through March 29, 2003 at Dallas Love Field Airport - Not to exceed \$299,600 - Financing: Aviation Current Funds **[01-2041; APPROVED AS AN INDIVIDUAL ITEM]**

## CONSENT AGENDA (Continued)

### MISCELLANEOUS (Continued)

40. Authorize **(1)** a Service Level Agreement with KPMG Consulting, LLC., that will provide for levels of service on the City's e-government website authorized by an Interlocal Agreement with the State of Texas, Department of Information Resources and **(2)** negotiated annual fees for Water Utilities Department bill payment via the City's website for a variable annual charge for the next three years based on the adoption rates of the total customer base plus the credit card charges (discount fees and processor fees) for the use of credit cards by the customer - Not to exceed \$1,469,514 - Financing: Water Utilities Current Funds (subject to annual appropriations) **[01-2042; APPROVED]**
41. A resolution authorizing the City Manager to enter into service agreements with wireless service providers to provide Phase I and Phase II enhanced 9-1-1 wireless service as mandated by the Telecommunications Act of 1996 governed by the Federal Communications Commission - Not to exceed \$2,000,000 - Financing: Current Funds (subject to annual appropriations) **[01-2043; APPROVED]**
42. Authorize a professional services contract with the Humane Society of the United States for an evaluation of Dallas animal control operations - \$25,000 - Financing: Current Funds **[01-2044; APPROVED]**
43. Authorize a secured, no-interest, forgivable loan agreement with Spida Inc., dba Braswell Child Development Center, to renovate a facility located at 2203 Second Avenue, Dallas, Dallas County, Texas, during the period July 1, 2001 through June 30, 2002 (The agency is required to provide a public service to eligible persons for a minimum of fifteen years or the useful life of the improvement, whichever is longer) - Not to exceed \$75,250 - Financing: 2000-01 Community Development Grant Reprogramming Funds **[01-2045; APPROVED]**
44. Authorize the acceptance of 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, 2001 through June 30, 2002, a local match in the amount of \$20,000, and execution of the grant agreement - Not to exceed \$100,000 - Financing: Office of the Governor, Criminal Justice Division State Grant Funds (\$80,000) and Current Funds (\$20,000) **[01-2046; APPROVED]**
45. Authorize a Supplemental Agreement to the contract with United Healthcare Insurance Company for third-party administration of the Consolidated Omnibus Budget Reconciliation Act (COBRA), employee benefits open enrollment process, and market surveys for the period July 1, 2001 through December 31, 2003 - Not to exceed \$2,700,000 - Financing: Health Risk Current Funds (subject to annual appropriations) **[01-2047; APPROVED]**

## CONSENT AGENDA (Continued)

### MISCELLANEOUS (Continued)

46. Authorize an increase in the contract with A.J. Gallagher & Company - Dallas, for the purchase of a property insurance policy for the period of October 1, 2001 through October 1, 2002 - \$350,000, from \$1,915,000 to \$2,265,000 - Financing: Current Funds **[01-2048; APPROVED AS AN INDIVIDUAL ITEM]**
47. Authorize: **(1)** adoption of a Housing Policy Statement for the City of Dallas Housing Department; **(2)** implementation of certain housing programs administered by the Housing Department, including the People Helping People and Dallas Housing Trust Fund Programs; **(3)** approval of Program Statements for those programs, and execution of any necessary documents to implement those housing programs; **(4)** modification to Program Statements for certain housing programs, including the Home Repair Program, Mortgage Assistance Program, Developer Fee Rebate Program, Land Transfer Program, Community Housing Development Organization Program and Rental Housing Preservation Program, and execution of any necessary documents to implement those housing programs; and **(5)** recapture of housing program income to expand housing resources - Financing: No cost consideration to the City **[01-2049; APPROVED]**
48. Authorize the City of Dallas Housing Finance Corporation to amend its program policy to permit mortgage revenue bond financing for development of new multifamily units to serve low and moderate income populations with special needs, such as senior citizens independent and assisted living developments and housing for persons with household members with AIDS or other disabilities, located within the City of Dallas - Financing: No cost consideration to the City **[01-2050; APPROVED AS AN INDIVIDUAL ITEM]**
49. Authorize the reconstruction on site of one home in accordance with the Home Repair Program statement requirements for 1518 Toronto Street - Not to exceed \$50,000 - Financing: 1999-00 Urban Development Action Grant Funds **[01-2051; APPROVED]**
50. Authorize a self-amortizing Rental Housing Preservation Program loan increase to borrower, PWA Coalition of Dallas, Inc. for Americans with Disabilities Act and other site improvements at the Revlon Apartments, 720 N. Lancaster (Agencies are required to provide affordable housing to eligible persons for a minimum of fifteen years or the useful life of the repairs, whichever is longer) - \$715,600, from \$238,000 to \$953,600 - Financing: 1999-00 Community Development Grant Funds **[01-2052; APPROVED]**
51. Authorize the acceptance of a grant for the period September 1, 2001 through August 31, 2002 from the Summerlee Foundation to undertake an oral history project that will concentrate on key endeavors which shaped Dallas' history - \$50,000 - Financing: Gift & Donations Funds **[01-2053; APPROVED]**
52. Authorize an amendment to the 2001 City Calendar to designate September 3, 2001 as Labor Day/Cesar E. Chavez Day - Financing: No cost consideration to the City **[01-2054; APPROVED AS AN INDIVIDUAL ITEM]**



## CONSENT AGENDA (Continued)

### MISCELLANEOUS (Continued)

53. Approval of the issuance of a loan in an amount not to exceed \$6,000,000 by the Fate Higher Education Facilities Corporation for housing facilities at Dallas Baptist University in Dallas, Texas - Financing: No cost consideration to the City **[01-2055; APPROVED]**
54. Authorize a secured, no-interest forgivable loan agreement with St. Philip's School and Community Center for the construction of an athletic facility in the 1600 block of Pennsylvania Avenue, Dallas, Dallas County, Texas, for the period of June 27, 2001 through September 30, 2003 (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 \$80,000 - Financing: 1999-00 Community Development Grant Funds **[01-2056; APPROVED]**
55. An ordinance authorizing a correction to Ordinance No. 24604 which authorized a change of zoning from an R-7.5(A) Single Family District to a P(A) Parking District on the southeast side of Roanoak Avenue, northeast of Harry Hines Boulevard (Z990-222/10790-NW(EB) - Financing: No cost consideration to the City **[01-2057; ORDINANCE 24649; APPROVED]**
56. An ordinance granting an IM Industrial Manufacturing District and an LI Light Industrial District on property presently zoned an A(A) Agricultural District on Bonnie View Road and Cleveland Road and a resolution accepting deed restrictions volunteered by the applicant (Z990-254/11260-SE(RB) - Financing: No cost consideration to the City **[01-2058; ORDINANCE 24650; APPROVED]**
57. Authorize participation with Dallas County in a collaborative effort to submit a consolidated application, with Dallas County as the lead agency, for and acceptance of the 2000 Juvenile Accountability Incentive Block Grant to further develop and provide enhancements to an integrated data processing system from the Office of the Governor, Criminal Justice Division, and execution of the grant agreement, waiver of application and memorandum of understanding with all participating jurisdictions - \$881,306 - Financing: Juvenile Accountability Incentive Block Grant Funds (\$793,175) and Current Funds (\$88,131) **[01-2059; APPROVED]**
58. Authorize the acceptance of the Clandestine Lab Initiative grant from the Office of the Governor, Criminal Justice Division in the amount of \$83,161 to decrease the number of clandestine drug labs and the drugs they produce, for the period October 1, 2001 through September 30, 2002, a local match in the amount of \$27,721, and execution of the grant agreement - \$110,882 - Financing: Office of the Governor, Criminal Justice Division State Grant Funds (\$83,161) and Current Funds (\$27,721) (subject to future appropriations) **[01-2060; APPROVED]**

## CONSENT AGENDA (Continued)

### MISCELLANEOUS (Continued)

59. Authorize the acceptance of the Investigations of Violations of Emergency Protective Orders grant from the Office of the Governor, Criminal Justice Division in the amount of \$80,000 to adequately investigate and respond to Emergency Protective Orders granted to victims of domestic violence, for the period June 1, 2001 through May 31, 2002, a local match in the amount of \$63,858, and execution of the grant agreement - \$143,858 - Financing: Office of the Governor, Criminal Justice Division State Grant Funds (\$80,000) and Current Funds (\$63,858) (subject to future appropriations) **[01-2061; APPROVED]**
60. Authorize a public hearing to be held on August 8, 2001, to receive citizens' comments regarding an application to close Gibbons Drive at Haverwood Lane under the provisions of the City's Residential Street Closure Policy - Financing: No cost consideration to the City **[01-2062; APPROVED]**

## PUBLIC HEARINGS AND RELATED ACTIONS

### ZONING CASES - CONSENT [01-2063]

61. Application for and a resolution accepting a new deed restriction instrument and an amended exhibit detailing the location of sidewalks volunteered by the applicant on property presently zoned a GR General Retail Sub-District within Planned Development District No. 193, the Oak Lawn Special Purpose District on the southwest corner of Cedar Springs Road and Knight Street  
Recommendation of Staff and CPC: Approval  
Z001-185/11143-C(WE) [01-2064; CPC RECOMMENDATION FOLLOWED]
62. Application for and an ordinance granting a CR Community Retail District and an ordinance granting an NO(A) Neighborhood Office District on property presently zoned Planned Development District No. 168 for medical and office uses on property bounded by Monarch Avenue, Bennett Avenue, Ross Avenue, and Garrett Avenue  
Recommendation of Staff and CPC Approval  
Z001-192/380-C(SM) [01-2065; ORDINANCE 24651; CPC RECOMMENDATION FOLLOWED]
63. Application for and an ordinance granting an Historic Overlay District for the North Dallas High School on property presently zoned an MF-2 Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the north side of Haskell Avenue between Travis Street and Cole Avenue  
Recommendation of Staff, Landmark Commission, and CPC: Approval, subject to preservation criteria  
Z001-193/10598-C(JG) [01-2066; ORDINANCE 24652; CPC RECOMMENDATION FOLLOWED]

## PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

### ZONING CASES - CONSENT (Continued)

64. Application for and an ordinance granting a Specific Use Permit for a Commercial Amusement (inside) Use to be used as a Class E dance hall on property presently zoned a CR Community Retail District on Dallas North Tollway, north of Belt Line Road  
Recommendation of Staff and CPC: Approval for a two-year time period, subject to a site plan, landscape plan, and conditions  
Z001-194/11434-NC(JC) [01-2067; ORDINANCE 24653; CPC RECOMMENDATION FOLLOWED]
65. Application for and an ordinance granting an amendment to Specific Use Permit No. 949 for a Private school to allow a 12,500 square foot addition to the existing facilities on property presently zoned an R-7.5(A) Single Family District on the southwest corner of Kingsley Road and Ferndale Road  
Recommendation of Staff and CPC: Approval, subject to a site/landscape plan and conditions  
Z001-195/7053-NE(JC) [01-2068; ORDINANCE 24654; CPC RECOMMENDATION FOLLOWED]
66. Application for and an ordinance granting an amendment to Planned Development District No. 508, Tract 12, for Mixed Uses, and to create a new subdistrict, and termination of Specific Use Permit No. 519 for an institution of a charitable or philanthropic nature on the northeast corner of Toronto Street and Kingsbridge Street  
Recommendation of Staff and CPC: Approval, subject to a development plan, landscape plan, and conditions  
Z001-197/11435-NW(JC) [01-2069; ORDINANCES 24655 AND 24656; CPC RECOMMENDATION FOLLOWED]

### ZONING CASES - INDIVIDUAL

67. Application for and an ordinance granting a Planned Development District for Townhouse uses and a private street on property presently zoned an R-16(A) Single Family District on Churchill Way between Preston Road and Hillcrest Road  
Recommendation of Staff: Denial  
Recommendation of CPC: Approval, subject to a development plan and revised conditions  
Z001-180/11405-NC(EB) [01-2070; ORDINANCE 24657; CPC RECOMMENDATION FOLLOWED]
68. Application for and an ordinance granting an NS(A) Neighborhood Service District and a resolution accepting deed restrictions volunteered by the applicant limiting the uses to a personal service use for an instructional dance studio and an NO(A) Neighborhood Office District uses on property presently zoned an NO(A) Neighborhood Office District, on the south side of LBJ Freeway between Preston Road and Hillcrest Road  
Recommendation of Staff: Denial  
Recommendation of CPC: Approval  
Z001-186/11412-NC(SM) [01-2071; ORDINANCE 24658; CPC RECOMMENDATION FOLLOWED]

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

69. A proposal for and an ordinance granting an amendment to the Dallas Development Code to revise regulations for Commercial amusement (inside) uses, including Dance Hall uses  
Recommendation of Staff and CPC: Approval  
DCA 001-006 [01-2072; ORDINANCE 24659; CPC RECOMMENDATION FOLLOWED]

THOROUGHFARE PLAN AMENDMENTS

70. Authorize an amendment to the Thoroughfare Plan to downgrade Knoll Trail Drive from Belt Line Road to Keller Springs Road from a six-lane divided roadway to a four-lane divided roadway - Financing: No cost consideration to the City [01-2073; ORDINANCE 24660; APPROVED]

MISCELLANEOUS HEARINGS

**Proposed Amendments to Chapter 41A of the Dallas City Code**

71. \* A public hearing to receive citizens' comments on proposed amendments to Chapter 41A of the Dallas City Code relating to sexually oriented businesses - Financing: No cost consideration to the City [01-2074; CONTINUED UNTIL 08/22/01; HEARING OPEN]
72. \* An ordinance amending Chapter 41A of the Dallas City Code relating to the licensing and operation of sexually oriented businesses - Financing: No cost consideration to the City [01-2074; POSTPONED UNTIL 08/22/01]

**Dallas Downtown Improvement District**

73. \* A public hearing to receive citizen comments on the re-establishment of a public improvement district, in accordance with Chapter 372 of the Texas Local Government Code, known as the Dallas Downtown Improvement District (the "District") for the purpose of providing supplemental public services and improvements, to be funded by assessments on real property and real property improvements located in the District - Financing: No cost consideration to the City [01-2075; HEARING CLOSED]
74. \* Authorize the re-establishment of the Dallas Downtown Improvement District (the "District"), as a public improvement district, in accordance with Chapter 372 of the Texas Local Government Code including: **(1)** approval of findings as to the advisability of the proposed services and improvements, to be funded by assessments on real property and real property improvements and on City property in the District, exclusive of rights-of-way; and on City property in the District, exclusive of rights-of-way; **(2)** designating Dallas Central Business District Enterprises, Inc., (Dallas CBD Enterprises), as manager of the District; **(3)** authorizing a contract with Dallas CBD Enterprises for management services; and **(4)** authorizing appointment of City representatives to the governing Board - Estimated City Participation - \$94,000 - Financing: Current Funds (subject to future appropriations) [01-2075; APPROVED]

## PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

### MISCELLANEOUS HEARINGS (Continued)

#### **Reinvestment Zone No. 57**

75. \* A public hearing to receive citizen comments concerning the creation of a reinvestment zone, to be known as City of Dallas Reinvestment Zone No. 57, located at 1502 Viceroy Drive, Dallas, Texas, for the purpose of granting a tax abatement on real property to Tularik, Inc. and Datex First LP [01-2076; TABLED]
76. \* An ordinance designating property located at 1502 Viceroy Drive, Dallas, Texas 75235, as Reinvestment Zone No. 57 for commercial-industrial tax abatement for the purpose of granting real property tax abatement to Tularik, Inc. and Datex First LP and providing for an effective date [01-2076; TABLED]
77. \* Authorize a real property tax abatement agreement with Tularik, Inc. and Datex First LP for the purpose of granting a five-year abatement of 50% of the taxes on new real property for their new research facility located within City of Dallas Commercial Zone "C" at 1502 Viceroy Drive, Dallas, Texas - Revenue: First year tax revenue estimated at \$6,675; five-year revenue estimated at \$33,375; (Estimated revenue foregone for five-year real property tax abatement \$33,375) [01-2077; TABLED]

#### **FY 2001-02 Consolidated Plan Budget**

78. \* A public hearing to receive citizens' comments on the proposed FY 2001-02 Consolidated Plan Budget (as proposed by the City Manager and amended by the Community Development Commission) for U. S. Department of Housing and Urban Development Grant Funds and the proposed FY 2000-01 Reprogramming Budget-Financing: No cost consideration to the City [01-2078; HEARING CLOSED]
79. \* Adoption of the Preliminary FY 2001-02 Consolidated Plan Budget for U. S. Department of Housing and Urban Development Grant Funds in an estimated amount of \$32,461,622 for the following programs and estimated amounts: Community Development Block Grant (\$21,218,622), HOME Investment Partnerships Program (\$7,760,000), Housing Opportunities for Persons with AIDS (\$2,808,000), and Emergency Shelter Grant (\$675,000); and Preliminary FY 2000-01 Reprogramming Budget in the amount of \$760,402 - Financing: U. S. Department of Housing and Urban Development Grant Funds [01-2078; APPROVED]

#### **ITEMS FOR INDIVIDUAL CONSIDERATION**

80. Consideration of appointments to boards and commissions (List of nominees is available in the City Secretary's Office) [01-2079 AND 01-2080; NO APPOINTMENTS MADE TO BOARDS]

## ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

81. An ordinance amending Chapter 15D of the Dallas City Code to provide for **(1)** licensing requirements, qualifications, fees, procedures, and exceptions for emergency wrecker companies; **(2)** permitting requirements, qualifications, fees, and procedures for emergency wrecker drivers; **(3)** denial, suspension, and revocation of emergency wrecker service licenses and wrecker driver's permits and to provide for appeals from those actions; **(4)** operating regulations and requirements for emergency wrecker service; **(5)** an increase maximum fees that may be charged for emergency wrecker service; **(6)** weight and equipment requirements for emergency wreckers; **(7)** administration and enforcement of emergency wrecker service regulations; and **(8)** certain nonsubstantive changes - Financing: No cost consideration to the City **[01-2081; ORDINANCE 24661; APPROVED]**
82. Authorize an extension to the moratorium on the acceptance of building permits to authorize work on property located in Subdistrict A, the Beckley Industrial Area, within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District until November 28, 2001 - Financing: No cost consideration to the City **(Requires a 3/4 vote of the full City Council for approval) [01-2082; DENIED]**

## ITEMS FOR FURTHER CONSIDERATION

83. Authorize a professional services contract with Campos Engineering, Inc. for engineering services for the Dallas Convention Center mechanical, electrical and theater capital improvements projects - \$451,200 - Financing: Convention and Event Services Capital Construction Funds **[01-2083; APPROVED]**
84. Authorize a decrease in the contract with Vaughan Construction, Inc., for Samuell-Grand Recreation Center gymnasium and kitchen repairs - (\$31,000), from \$170,000 to \$139,000 - Financing: Samuell Park Trust Funds **[01-2084; APPROVED]**

## Kelly Boulevard from Michaelangelo Drive to Rosemeade Parkway

85. \* Authorize Supplemental Agreement No. 1 to the contract with Garcia & Associates Engineering, Inc. to provide engineering services for paving and storm drainage improvements on Kelly Boulevard from Michaelangelo Drive to Rosemeade Parkway - \$108,842, from \$142,728 to \$251,570 - Financing: 1998 Bond Funds (\$87,074 to be reimbursed by the Texas Department of Transportation), Private Funds (\$25,157 of which \$3,389 will be reimbursed to the 1998 Bond Funds for previous award) **[01-2085; APPROVED]**
86. \* Authorize Supplemental Agreement No. 1 to the Interlocal Agreement with the Texas Department of Transportation for payment of state engineering review fees associated with paving and storm drainage improvements on Kelly Boulevard from Michaelangelo Drive to Rosemeade Parkway - \$2,100 - Financing: Private Funds **[01-2086; APPROVED]**

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

ITEMS FOR FURTHER CONSIDERATION (Continued)

**Kelly Boulevard from Michaelangelo Drive to Rosemeade Parkway** (Continued)

87. \* Authorize **(1)** an Interlocal Agreement with the City of Carrollton for paving and storm drainage improvements on Kelly Boulevard from Michaelangelo Drive to Rosemeade Parkway, **(2)** the receipt and deposit of funds from the City of Carrollton in an amount not to exceed \$27,257, and **(3)** an increase in appropriations in the amount of \$23,868 in the Capital Projects Reimbursement Fund - \$27,257 - Financing: Private Funds **[01-2087; APPROVED]**
  
88. An ordinance abandoning a water easement and sanitary sewer easements to LL Property Partners, L.P., the abutting owner, containing a total of approximately 2,460 square feet of land located near the intersection of Lovers Lane and Bluffview Boulevard, providing for the dedication of new water and wastewater easements, and authorizing the quitclaim - Revenue: \$1,500 plus the \$20 ordinance publication fee **[01-2088; POSTPONED UNTIL 08/22/01]**
  
89. Authorize a thirty-six-month price agreement for traffic signage supplies and sign posts with the lowest responsible bidders of seven - Nippon Carbide Industries, Inc., American Traffic Safety Materials, Inc., Centerline Supply, Inc., Unistrut Texas and Custom Products Corp. - Not to exceed \$327,394 - Financing: Current Funds (\$312,805) and Water Utilities Current Funds (\$14,589) **[01-2089; APPROVED]**
  
90. Authorize an amendment to the 1976 Five Mile Creek Flood Plain Management Report to eliminate the extension of Calyx Circle along Five Mile Creek to Ledbetter Drive - Financing: No cost consideration to the City **[01-2090; POSTPONED UNTIL 08/22/01]**

## **ADDENDUM**

### ADDITIONS:

#### ITEMS FOR INDIVIDUAL CONSIDERATION

1. Declare 5 vacant City-owned lots located at 2438 Wycliff Avenue unwanted and unneeded and authorize their private sale through the Land Transfer Program, a program for sale of tax-foreclosed, seized and surplus property to qualified non-profit entities for creating or preserving affordable housing, to Maple Avenue Economic Development Corporation, a qualified non-profit organization, for the development of low and moderate income affordable housing - Revenue: \$3,281  
**[01-2091; APPROVED]**
2. Authorize an amendment to the Neighborhood Renaissance Partnership Program Section 108 contract for Loan Guarantee Assistance to change the final date for the drawdown of funds for expenditure from June 30, 2001 to December 31, 2001 and provide for other matters relating thereto - Financing: No cost consideration to the City  
**[01-2092; APPROVED]**
3. Authorize contracts with each of the three Business Assistance Center Contractors listed herein to an amount not to exceed \$65,000 for each contract as follows: **(1)** Greater Dallas Hispanic Chamber of Commerce in an amount not to exceed \$130,000 (\$65,000 each) for BACs #1 and #4; **(2)** West Dallas Neighborhood Community Development Corporation in an amount not to exceed \$65,000 for BAC #3; and **(3)** MBA Consultants, Inc. in an amount not to exceed \$65,000 for BAC #5 thereby continuing operation of the four BACs for an additional twelve months with two, one-year renewal options, based on funding availability, for the management of programs designed to provide assistance and linkage of counseling, training, incubator space, financial and management assistance to business clients within the defined target areas of Southern Dallas and the Enterprise Zones/Enterprise Community - \$260,000- Financing: 2000-01 Community Development Grant Funds  
**[01-2093; APPROVED]**
4. Authorize **(1)** a professional services contract with Marcel Quimby Architecture/Preservation, for the preparation of a National Register of Historic Places Registration form for historic properties in downtown Dallas and **(2)** an increase in appropriations in the amount of \$40,294 in the City Center TIF District Fund- \$40,294- Financing: City Center TIF District Funds **[01-2094; APPROVED]**



## ADDENDUM

ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

### City Center TIF District

5. \* Authorize an amendment to Resolution No. 99-1432 originally approved on April 28, 1999 to amend the provisions of the development agreement to **(1)** reduce the funding for the construction of certain public infrastructure, landscaping and facade improvements in Tax Increment Financing Reinvestment Zone Number Five, City of Dallas, Texas (City Center TIF District) from \$250,000 to \$150,000; **(2)** extend the required project completion date from December 31, 2001 to December 31, 2002; and **(3)** to change the contracting party from Octavius, LLC to Hamilton Davis, LLP- Financing: No cost consideration to the City [01-2095; APPROVED]
6. \* Authorize an amendment to Resolution 99-1434 originally approved on April 28, 1999 to amend the provisions of the purchase and sale agreement for an historical facade easement on the Davis Building, located in Tax Increment Financing Reinvestment Zone Number Five, City of Dallas, Texas (City Center TIF District) to **(1)** extend the date of project completion from December 31, 2001 to December 31, 2002; and **(2)** change the contracting party from Octavius, LLC to Hamilton Davis, LLP - Financing: No cost consideration to the City [01-2096; APPROVED]
7. \* Authorize a development agreement with Metropolitan Garage LTD, L.L.P. to **(1)** provide for the funding and construction of certain public parking and streetscape improvements in Tax Increment Financing Reinvestment Zone Number Five, City of Dallas, Texas (City Center TIF District) in an amount not to exceed \$500,000; **(2)** provide for the funding and construction of certain public infrastructure, landscaping improvements to Four Way Place in Tax Increment Financing Reinvestment Zone Number Five, City of Dallas, Texas (City Center TIF District) in an amount not to exceed \$165,000 and public parking improvements in an amount not to exceed \$335,000; **(3)** allow for the collection of revenue from the public parking improvements and **(4)** increase appropriations in the amount of \$500,000 in the City Center TIF District Fund- \$500,000 - Financing: City Center TIF District Funds [01-2097; APPROVED]
8. Authorize a Supplemental Agreement to the City Depository/City Treasurer's contract with Bank One to permit Dallas County to use Bank One lockbox services on same terms and conditions as the City's beginning July 1, 2001 - Financing: No cost consideration to the City [01-2098; APPROVED]

## ADDENDUM

ADDITIONS: (Continued)

### ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

9. Authorize a contract for site development including two new play areas, picnic shelter, fencing, walking path, park identification sign, security lighting and site furnishings at Overlake Park - GC Carter Construction Company, LLC, lowest responsible bidder of six - \$224,764 - Financing: 1995 Bond Funds (\$4,600), 1998 Bond Funds (\$120,164) and 2000-01 Community Development Grant Funds (\$100,000) [01-2099; APPROVED]

#### **Jack Evans Police Headquarters**

10. \* Authorize Supplemental Agreement No. 6 to the contract with Phillips Swager Associates to provide additional design services for Leadership in Environment and Energy Design related upgrades for the new Jack Evans Police Headquarters facility - \$179,425, from \$4,705,786 to \$4,885,211 - Financing: 1995 Bond Funds [01-2100; APPROVED]
11. \* Authorize **(1)** a contract for the construction of the interior finish-out for the new Jack Evans Police Headquarters facility with Constructors, Inc., lowest responsible bidder of three in the amount of \$10,988,600; and **(2)** assignment of the construction contract to Centex - 3D/I, a joint venture, for construction management within the Guaranteed Maximum Price - Financing: No additional cost consideration to the City [01-2101; APPROVED]
12. Authorize an amendment to the Floodplain Management Report on Newton Creek and Ricketts Branch to eliminate a portion of the parallel parkway alignment along Ricketts Branch from Old Ox Road south to Quartet Drive - Financing: No cost consideration to the City [01-2102; APPROVED]
13. Authorize **(1)** public disclosure of a conflict of interest and to request a waiver of the conflict of interest under the HUD regulations and **(2)** a secured, no-interest forgivable loan agreement with N2Win, Inc., to rehabilitate the Bama Pie Building located at 1701 4th Avenue, Dallas, Texas - Not to exceed \$290,000 - Financing: 1999-00 Community Development Grant Funds [01-2103; APPROVED]

## ADDENDUM

ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

### Love Field Parking Garage Expansion

14. \* Authorize **(1)** Supplemental Agreement No. 1 to the contract with Hunt Construction Group, Inc. for construction management (phase II construction services) for the Love Field Parking Garage Expansion, in an amount not to exceed \$58,468,231, from \$695,195 to \$59,163,426, which includes additional funding of \$116,500 for the procurement of project professional liability insurance; and **(2)** an increase in appropriations in the amount of \$191,731 in the Aviation Revenue Bond Fund - \$58,468,231, from \$695,195 to \$59,163,426 - Financing: Aviation Revenue Bond Funds (\$58,351,731), Aviation Capital Construction Funds (\$116,500) **[01-2104; APPROVED]**
15. \* Authorize Supplemental Agreement No. 4 to the contract with Huitt-Zollars, Inc. for professional services for the Love Field Parking Garage Expansion - \$386,401, from \$3,801,907 to \$4,188,308 - Financing: Aviation Capital Construction Funds **[01-2105; APPROVED]**
16. An ordinance abandoning a portion of Peabody Avenue and a portion of an alley to St. Philip's School & Community Center, the abutting owner, containing approximately 14,250 square feet of land located near the intersection of Peabody Avenue and Colonial Avenue, and authorizing the quitclaim - Revenue: \$15,141 plus the \$20 ordinance publication fee **[01-2106; ORDINANCE 24662; APPROVED]**
17. An ordinance amending Ordinance No. 24621, approved by the City Council on May 23, 2001, which authorized the 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 I Realty Ltd., Sears, Roebuck and Co., and Two Jacks Corporation, the abutting owners, by deleting Section 16 of the ordinance which provided that the abandonments were not effective until a portion of Corinth Street was removed from the Thoroughfare Plan - Financing: No cost consideration to the City **[01-2107; ORDINANCE 24663; APPROVED]**
18. An ordinance abandoning a portion of an easement to Charles V. Grahmann, Bishop of the Roman Catholic Diocese of Dallas, containing approximately 140 square feet of land located near the intersection of Old Gate Lane and Forest Hills Boulevard and authorizing the quitclaim - Revenue: \$1,500 plus the \$20 ordinance publication fee **[01-2108; DELETED]**

## ADDENDUM

### ADDITIONS: (Continued)

#### ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

19. Authorize **(1)** a contract for the reconstruction of street paving, storm drainage, water and wastewater main improvements on Chalk Hill Road from IH 30 to 900 feet south of IH 30, Phase I with Gibson & Associates, Inc., lowest responsible bidder of six in an amount not to exceed \$668,883; and **(2)** an increase in appropriations in the amount of \$47,925 in the 1998 Bond Fund - Financing: Capital Projects Reimbursement Funds (\$500,000), Water Utilities Capital Construction Funds (\$120,959), 1998 Bond Funds (\$47,925) **[01-2109; APPROVED]**
  
20. Authorize settlement of two lawsuits, styled SOAH Docket No. 582-96-1213; Application No. 08-2363A by Dallas County Park Cities MUD and SOAH Docket No. 582-96-1214; Application No. 08-2458 by the City of Dallas - Financing: No cost consideration to the City **[01-2110; APPROVED]**
  
21. Authorize settlement of the claims of Plaintiffs Jill Muncy, Pamela Walt, Douglas Kowalski, Donald Whitten, John Holt and Marlin Price in two lawsuits, consolidated into one lawsuit, styled Jill Muncy, Pamela Walt, Douglas Kowalski, and Donald Whitten v. City of Dallas, City Manager Teodoro Benavides, Assistant City Manager Charles Daniels and Chief of Police Terrell Bolton, Civil Action Number 3:99-CV-2960-P, consolidated with Robert Jackson, John Holt, Marlin Price, and Willie Taylor v. City of Dallas, Texas, City Manager Teodoro Benavides, Assistant City Manager Charles Daniels and Chief of Police Terrell Bolton, Civil Action Number 3:00-CV-588-H, in the United States District Court for the Northern District of Texas, Dallas Division - \$4,625,000 - Financing: Current Funds **[01-2111; APPROVED]**

### DELETION:

37. Authorize settlement of a claim, styled Robert D. Troy v. City of Dallas, Claim No. 20012749 - \$95,000 - Financing: Current Funds **[01-2039]**