

**AGENDA**  
**CITY COUNCIL MEETING**  
**AUGUST 8, 2001**  
**CITY OF DALLAS**  
**1500 MARILLA**  
**COUNCIL CHAMBERS, CITY HALL**  
**DALLAS, TEXAS 75201**  
**9:00 A. M.**

Invocation and Pledge of Allegiance (Council Chambers) [01-2170]

Agenda Item/Open Microphone Speakers [01-2171]

VOTING AGENDA

1. Approval of Minutes of the June 27, 2001 City Council Meeting [01-2172; **APPROVED**]

CONSENT AGENDA [01-2173]

**AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS**

Engineering and Architectural Contracts

2. Authorize a professional services contract with Montgomery Watson, Inc. to provide engineering services for hydraulic improvements to the existing facilities at the Central Wastewater Treatment Plant - \$1,330,000 - Financing: Water Utilities Capital Improvement Funds [01-2174; **APPROVED**]

## CONSENT AGENDA (Continued)

### AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

#### Authorization of Contracts

3. Authorize a contract for playground replacement at Juanita J. Craft and Willie M. Butler Parks - Parks for Play, Inc., lowest responsible bidder of two - \$132,403 - Financing: 1998 Bond Funds **[01-2175; APPROVED AS AN INDIVIDUAL ITEM]**
4. Authorize a contract for the replacement of sidewalks, curb and gutter, drive approaches, water and wastewater adjustments for the Sidewalk Replacement Program Group 01-03 (list attached) - Global Advantage, Inc., lowest responsible bidder of three - \$110,377 - Financing: 1998 Bond Funds (\$105,027), Water Utilities Capital Construction Funds (\$5,350) **[01-2176; APPROVED]**
5. Authorize a contract for demolition services for structures ordered demolished by the Urban Rehabilitation Standards Board, court orders, the emergency demolition of unsafe buildings due to fire damage, and the demolition of City-owned buildings as required - F. Hall Mowing Company, lowest responsible bidder of two - \$1,000,000 - Financing: Demolition Reserve Funds **[01-2177; APPROVED]**

#### Contract Amendments

6. Authorize Supplemental Agreement No. 2 to the contract with AAE, Inc., Architects to provide design services for the seating replacement at the bandshell at Fair Park - \$34,000, from \$57,840 to \$91,840 - Financing: 1995 Bond Funds (\$3,192) and 1998 Bond Funds (\$30,808) **[01-2178; APPROVED]**
7. Authorize an increase in the contract with Austin Bridge and Road, Inc. for additional resurfacing improvements in the Asphaltic Concrete Resurfacing Group 2 - \$126,977, from \$3,243,617 to \$3,370,594 - Financing: 1998 Bond Funds **[01-2179; APPROVED]**

#### Jack Evans Police Headquarters

8. \* Authorize Supplemental Agreement No. 4 to the contract with Centex - 3D/I, a joint venture, to provide additional construction management services and increase the Guaranteed Maximum Price for Leadership in Environment and Energy Design related upgrades for the Jack Evans Police Headquarters facility - \$1,160,458, from \$53,251,462 to \$54,411,920 - Financing: 1998 Bond Funds **[01-2180; APPROVED]**
9. \* Authorize an increase in the contract with Satterfield & Pontikes, Inc. for electrical and Leadership in Environment and Energy Design related upgrades - \$584,055, from \$20,071,349 to \$20,655,404, within the Guaranteed Maximum Price - Financing: No additional cost consideration to the City **[01-2181; APPROVED]**
10. Authorize an increase in the contract with WHF Electrical Contractors, Inc. for electrical improvements at the Central Wastewater Treatment Plant - \$329,000, from \$2,363,962 to \$2,692,962 - Financing: Water Utilities Capital Improvement Funds **[01-2182; APPROVED]**

CONSENT AGENDA (Continued)

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Construction Miscellaneous

11. Authorize an Interlocal Agreement with the Kansas City Southern Railway Company for the construction of paving and bridge improvements over the Kansas City Southern Railroad on Midway Road from the Kansas City Southern Railroad to International Parkway - Financing: No cost consideration to the City **[01-2183; APPROVED]**
12. Authorize a Supplemental Agreement to the Master Interlocal Agreement with Dallas County for City of Dallas participation in the design, right-of-way acquisition, and construction of paving and drainage improvements on Clark Road from Couch Lane to Daniieldale Road - \$100,000 - Financing: 1995 Bond Funds **[01-2184; APPROVED]**
13. Authorize a Supplemental Agreement to the Interlocal Agreement with the Texas Department of Transportation for the construction of a traffic signal, water and wastewater main improvements on Easton Road from Lake Highlands Drive to Lippitt Avenue - \$179,346 - Financing: 1995 Bond Funds (\$39,874), Water Utilities Capital Construction Funds (\$139,472) **[01-2185; APPROVED]**

Alley between Alaska Avenue and Michigan Avenue

14. \* Authorize alley paving, 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 improvements to be prepared as required by law **[01-2186; APPROVED]**
15. \* Authorize a benefit assessment hearing to be held on September 26, 2001, for alley paving, water and wastewater main improvements - Financing: No cost consideration to the City **[01-2187; APPROVED]**

Coit Road and Haymeadow Drive

16. \* Authorize an Interlocal Agreement with the City of Richardson for the design, construction, operation, and maintenance of a new traffic signal at the intersection of Coit Road and Haymeadow Drive - \$150,000 - Financing: Capital Projects Reimbursement Funds **[01-2188; APPROVED]**
17. \* Authorize **(1)** a Participation Agreement with CenterAmerica Property Trust, L.P., for the design and construction of a new traffic signal at the intersection of Coit Road and Haymeadow Drive, **(2)** the receipt and deposit of funds from CenterAmerica Property Trust, L.P. in an amount not to exceed \$150,000, and **(3)** an increase in appropriations in the amount of \$150,000 in the Capital Projects Reimbursement Fund - \$150,000 - Financing: Private Funds **[01-2189; APPROVED]**

CONSENT AGENDA (Continued)

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Construction Miscellaneous (Continued)

**Sidewalk Group 98-112** (list attached)

18. \* 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 improvements to be prepared as required by law [01-2190; **APPROVED**]
19. \* Authorize a benefit assessment hearing to be held on September 26, 2001, for sidewalk paving - Financing: No cost consideration to the City [01-2191; **APPROVED**]

LAND ACQUISITION

20. Authorize conveyance of a pipeline easement containing approximately 10.16 acres of land to TXU Gas Company in exchange for the release, abandonment and conveyance of a blanket easement containing approximately 329.91 acres of land, to the Cities of Dallas and Fort Worth to accommodate the relocation of an existing gas transmission line bisecting the D-FW International Airport Commerce Park site - Financing: No cost consideration to the City [01-2192; **APPROVED**]

LAND MISCELLANEOUS

21. An ordinance abandoning a temporary working easement to Gary A. Gibbs and Mary P. Gibbs, the abutting owners, containing approximately 1,206 square feet of land located near the intersection of Somerton Drive and Merrell Road and authorizing the quitclaim - Revenue: \$1,500 plus the \$20 ordinance publication fee [01-2193; **ORDINANCE 24664; APPROVED**]
22. An ordinance granting a revocable license to Dallas County Water Control and Improvement District No. 6 for the use of approximately 1,477 square feet of land to install and maintain a wastewater outfall line across Ravenview Road and Appleberry Drive - Financing: No cost consideration to the City [01-2194; **ORDINANCE 24665; APPROVED**]
23. An ordinance renewing and consolidating a private license to Mitchell Investment Partners, Ltd. for the use of approximately 2,220 square feet of land to maintain the existing reception entry, aerial sign, storage building, stairway and air compressor room in the Benson, Commerce and Willow Streets right-of-way - Revenue: \$1,018 annually plus the \$20 ordinance publication fee [01-2195; **ORDINANCE 24666; APPROVED**]
24. An ordinance granting a revocable license to Wok 'n' Go - Unit I, Ltd., for the use of approximately 13,980 square feet of land to utilize and maintain existing outdoor dining facilities, parking and landscaping on a portion of Old Skillman Avenue right-of-way located near its intersection with Adleta Court - Revenue: \$2,256 annually plus the \$20 ordinance publication fee [01-2196; **ORDINANCE 24667; APPROVED**]

## CONSENT AGENDA (Continued)

### LAND MISCELLANEOUS (Continued)

25. An ordinance granting a private license to Fujikoki America Inc., for the use of approximately 180 square feet of land to construct, install and maintain fiber optic communication cables under a portion of Half Crown Drive right-of-way located near its intersection with Bronze Way - Revenue: \$1,000 annually plus the \$20 ordinance publication fee **[01-2197; ORDINANCE 24668; APPROVED]**

### PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES

26. Authorize a two-year contract with El Centro Community College for reimbursement to the Fire-Rescue Department for training costs from September 1, 2001 through August 31, 2003 - Revenue: \$375,000 **[01-2198; APPROVED AS AN INDIVIDUAL ITEM]**
27. Authorize the purchase of continuous friction measuring equipment for Love Field Airport from the lowest responsible bidder of two - USFT, Inc. - Not to exceed \$127,500 - Financing: Aviation Airport Improvement Program Grant Funds (\$82,500) and Aviation Capital Construction Funds (\$45,000) **[01-2199; APPROVED]**
28. Authorize the purchase and installation of communication fiber cable for Dallas Love Field Airport from the lowest responsible bidder of four - MasTec North American, Inc. - Not to exceed \$309,790 - Financing: Aviation Capital Construction Funds **[01-2200; APPROVED]**
29. Authorize a thirty-six-month service contract for extermination services for city-wide buildings with the lowest responsible bidders of four - Prime Pest Management (\$273,370) and Parsons Pest Control, Inc. (\$139,222) - Not to exceed \$412,592 - Financing: Current Funds (\$353,762), Aviation Current Funds (\$27,840), Water Utilities Current Funds (\$27,660) and WRR Current Funds (\$3,330) **[01-2201; APPROVED]**
30. Authorize a thirty-six-month service contract for janitorial services at City Hall with the lowest responsible bidders of ten - Tolman Building Maintenance, Inc. - Not to exceed \$1,850,000 - Financing: Current Funds **[01-2202; APPROVED]**
31. Authorize a thirty-six-month service contract for janitorial services at Northeast and Southeast District buildings with the lowest responsible bidder of eight - Tolman Building Maintenance - Not to exceed \$2,195,314 - Financing: Current Funds (\$2,152,846) and Water Utilities Current Funds (\$42,468) **[01-2203; APPROVED]**
32. Authorize a thirty-six-month service contract for janitorial services at Northwest and Southwest District Buildings with the lowest responsible bidder of six - CTJ Maintenance - Not to exceed \$2,493,335 - Financing: Current Funds (\$2,348,540) and Water Utilities Current Funds (\$144,795) **[01-2204; APPROVED]**
33. Authorize a thirty-six-month service contract for window cleaning service for eight City of Dallas buildings with the only bidder - City Wide Building Services, Inc. - Not to exceed \$183,360 - Financing: Current Funds **[01-2205; APPROVED]**

CONSENT AGENDA (Continued)

PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES (Continued)

34. Confirm the sale of one Caterpillar tractor loader sold at public auction on June 26, 2001, to Tim's Truck & Equipment of Grand Prairie, Texas - Revenue: \$28,000 **[01-2206; APPROVED]**
35. Authorize a thirty-six-month service contract for foreign language oral proficiency testing services with Language Testing International, Inc. - Sole Source - Not to exceed \$59,315 - Financing: Current Funds **[01-2207; APPROVED]**
36. Authorize a thirty-six-month price agreement for periodical subscriptions for the Dallas Public Library with the lowest responsible bidder of three - EBSCO Information Services - Not to exceed \$1,680,000 - Financing: Current Funds **[01-2208; APPROVED]**
37. Authorize the purchase of two SkidCar training systems for the Dallas Police Department from SkidCar Systems, Inc. - Sole Source - Not to exceed \$80,000 - Financing: 2000-01 Local Law Enforcement Block Grant Funds **[01-2209; APPROVED]**
38. Authorize a twenty-four-month price agreement for traffic signal equipment and installation for the Public Works Department with the lowest responsible bidder of two - Roadway Solutions, Inc. - Not to exceed \$2,700,000 - Financing: Current Funds (\$1,000,000), 1995 Bond Funds (\$285,000) and 1998 Bond Funds (\$1,415,000) **[01-2210; APPROVED]**
39. Authorize a thirty-six-month price agreement to be used city-wide for accessories, repair and parts for two-way radio equipment, with the lowest responsible bidders of two - Motorola Communications, Inc. (\$1,534,993) and Hutton Communications, Inc. (\$1,136,837) - Not to exceed \$2,671,830 - Financing: Current Funds **[01-2211; APPROVED]**
40. Authorize the purchase of a vertical pump and motor for the Sunset Pumping Station from the lowest responsible bidder of five - Johnston Pump Company - Not to exceed \$63,172 - Financing: Water Utilities Capital Construction Funds **[01-2212; APPROVED]**
41. Authorize a thirty-six-month service contract 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 **[01-2213; APPROVED AS AN INDIVIDUAL ITEM]**
42. Authorize the purchase of a two hundred ton asphalt storage silo, truck scale and a control house from CMI Corporation - Not to exceed \$356,855 - Financing: 1997 Capital Equipment Acquisition Contractual Obligation Notes (\$207,212), 1999 Capital Equipment Acquisition Contractual Obligation Notes (\$149,643) **[01-2214; APPROVED]**
43. Authorize a twenty-four-month price agreement for brass fittings with the lowest responsible bidders of eight - Mach Industries, Hughes Supply, Inc., 4-Star Air Hydraulics and Industrial Hose & Supply Inc., Cambridge Brass, Triangle Supply Co. Inc., Stuart Hose & Pipe Co., James Jones Company and Mueller Co. - Not to exceed \$832,176 - Financing: Water Utilities Current Funds **[01-2215; APPROVED]**

## CONSENT AGENDA (Continued)

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

44. Authorize a twenty-four-month price agreement for traffic cones with the lowest responsible bidders of twelve - Work Area Protection Corporation and C. W. Advance Materials - Not to exceed \$176,336 - Financing: Current Funds (\$131,438), Water Utilities Current Funds (\$44,898) **[01-2216; APPROVED]**
45. Authorize a twenty-four-month price agreement for barricading services with the lowest responsible bidder of two - United Rentals Highway Technologies L.P. - Not to exceed \$411,240 - Financing: Current Funds (\$69,000), Water Utilities Current Funds (\$342,240) **[01-2217; APPROVED AS AN INDIVIDUAL ITEM]**

### MISCELLANEOUS

46. Authorize settlement of a lawsuit, styled Mary Anne Stewart v. City of Dallas and Marvin Gene Haynes, Cause No. DV00-00613-B - \$15,000 - Financing: Current Funds **[01-2218; APPROVED]**
47. Authorize settlement of a lawsuit, styled Jack Bragg, Mona Neill, Eddie Walt, Douglas Kowalski, George Parker, Deborah Melancon, Jerry McDonald, John Haley, Dolan Hargrove, and Dwight Walker v. City of Dallas, Cause No. 97-10466-D - \$200,000 - Financing: Current Funds **[01-2219; APPROVED]**
48. Authorize settlement of the outstanding portions of a lawsuit styled Dallas Police Association, et al., v. City of Dallas et al., Cause No. 3:00-CV-1560-X - \$28,110 - Financing: Current Funds **[01-2220; APPROVED]**
49. Authorize a personal services contract with Anthony Downs for expert witness services, in the lawsuit, styled Charles Miller, et al., v. City of Dallas; Civil Action No. 3:98-CV-2955-D, and any other proceedings relating to the subject matter of this lawsuit - Not to exceed \$50,000 - Financing: Current Funds **[01-2221; APPROVED]**
50. Rescind the development agreement previously approved on October 27, 1999, by Resolution #99-3442, with Armada Residences, L.P., and rescind Resolution #99-3443, approved on October 27, 1999, declaring the City's intent to reimburse Armada Residences L.P., for the construction of certain public improvements for the M & M Townhomes (Block 562) in Tax Increment Financing Reinvestment Zone Number One, City of Dallas, Texas (State-Thomas TIF District) - Financing: No cost consideration to the City **[01-2222; APPROVED]**
51. Rescind the development agreement previously approved on February 23, 2000, by Resolution #00-0663, with Armada Condominiums, L.P., and rescind Resolution #00-0664, approved on February 23, 2000, declaring the City's intent to reimburse Armada Condominiums L.P., for the construction of certain public improvements for the M & M II Condominiums (Block 575) in Tax Increment Financing Reinvestment Zone Number One, City of Dallas, Texas (State-Thomas TIF District) - Financing: No cost consideration to the City **[01-2223; APPROVED]**

## CONSENT AGENDA (Continued)

### MISCELLANEOUS (Continued)

52. Authorize an economic development grant agreement with N2Win, Inc., to rehabilitate the Bama Pie Building located at 1701 4th Avenue - Not to exceed \$29,000 - Financing: South Dallas/Fair Park Trust Funds **[01-2224; APPROVED]**
53. Authorize a real property tax abatement agreement with Cumbre, 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) - Financing: No cost consideration to the City **[01-2225; APPROVED AS AN INDIVIDUAL ITEM]**
54. An ordinance amending Ordinance 23688 to increase the Board of Directors for Tax Increment Financing Reinvestment Zone Number Seven, Dallas, Texas ("Sports Arena TIF District") from nine members to ten members, to allow the governing body of the Dallas Independent School District to appoint a second member, and approving the corresponding changes to the By-Laws of the Sports Arena TIF District Board of Directors - Financing: No cost consideration to the City **[01-2226; ORDINANCE 24669; APPROVED]**
55. Authorize Contract Renewal No. 1 to the contract with Turtle Creek Manor, Inc. to provide residential substance abuse treatment for low income and uninsured adults for the period August 1, 2001 through July 31, 2002 - Not to exceed \$154,581 - Financing: Current Funds **[01-2227; APPROVED]**
56. Authorize the acceptance of grant funds from the Texas Commission on Alcohol and Drug Abuse for the provision of substance abuse prevention activities for youth, families, and neighborhood associations in the Enterprise Community for the period September 1, 2001 through August 31, 2002 and execution of the grant agreement - Not to exceed \$255,540 - Financing: Texas Commission on Alcohol and Drug Abuse Grant Funds **[01-2228; APPROVED]**
57. Authorize a contract with the Meadows Foundation for acceptance of a grant to fund any remaining balance up to \$500,000 for design related costs associated with the Woodall Rodgers Extension and funds will be deposited with and administered by the Dallas Foundation - Financing: No cost consideration to the City **[01-2229; APPROVED]**
58. Authorize acceptance of a modification to the Land Assembly Proposal for property at 4719 Live Oak from East Dallas Community Organization and execution of amended Deed Restrictions - Financing: No cost consideration to the City **[01-2230; APPROVED]**
59. Authorize a loan modification agreement for the \$52,116 Revolving Loan Fund loan to Oasis Housing Corporation for the rehabilitation of the four-unit Oasis House Apartments at 711 N. Beckley Avenue - Financing: No cost consideration to the City **[01-2231; APPROVED]**



CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

60. Authorize a loan modification agreement for the \$180,499 Revolving Loan Fund loan to BBH Enterprises, Inc., for the rehabilitation of the 12-unit Prince William Apartments at 504 N. Marsalis Avenue - Financing: No cost consideration to the City **[01-2232; APPROVED AS AN INDIVIDUAL ITEM]**
61. To provide public notification in accordance with conflicts of interest provisions of Federal Regulations contained in 24 CFR 92.356 that employees of The Enterprise Foundation, Inc. are seeking financial assistance in the form of downpayment and closing cost assistance from the Mortgage Assistance Program to purchase their homes, The Enterprise Foundation, Inc. is the city's administrator of the Mortgage Assistance Program, which provides downpayment and closing cost assistance to eligible low-income first time homebuyers who purchase a home within the city limits of Dallas - Financing: No cost consideration to the City **[01-2233; APPROVED AS AN INDIVIDUAL ITEM]**
62. Authorize a public hearing to be held on August 22, 2001 to receive citizens' comments in preparation of the FY 2001-2002 Operating, Capital, Grant and Trust budgets - Financing: No cost consideration to the City **[01-2234; APPROVED]**
63. Authorize a five-year agreement with Planet Kidz, Inc. for youth activities at Campbell Green, Lake Highlands North and Walnut Hill Recreation Centers - Estimated Annual Revenue: \$15,000 **[01-2235; APPROVED AS AN INDIVIDUAL ITEM]**
64. Authorize **(1)** a Multiple Use Agreement with the Texas Department of Transportation for a portion of the Cottonwood Trail to be constructed by the State at IH635 and US 75, known as the "High Five" intersection, and **(2)** the City of Dallas Park and Recreation Department to operate and maintain the trail - Financing: No cost consideration to the City **[01-2236; APPROVED]**
65. An ordinance authorizing a correction to Ordinance No. 24479 which established Specific Use Permit No. 1429 for a bank or savings and loan office with drive-in window service on property on the west corner of the intersection of Woodall Rodgers Freeway and the Maple/Routh Connector (Z990-249/11242-C(JC)) - Financing: No cost consideration to the City **[01-2237; ORDINANCE 24670; APPROVED]**
66. Authorize the acceptance of the Sexual Assault/Stalking Training grant from the Office of the Governor, Criminal Justice Division in the amount of \$29,865, for the period June 1, 2001 through May 31, 2002, to provide specialized training to detectives who investigate sexual assault and stalking offenses, a local match in the amount of \$9,955, and execution of the grant agreement - \$39,820 - Financing: Office of the Governor, Criminal Justice Division State Grant Funds (\$29,865) and Current Funds (\$9,955) (subject to future appropriations) **[01-2238; APPROVED]**

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

67. Authorize renewal of the contract between El Centro College of the Dallas County Community College District and the City of Dallas to place authorized Police Department training in the El Centro Community Service Program, including receipt of payment from El Centro in an amount not to exceed \$425,000 for the two year period of September 1, 2001 through August 31, 2003 - \$425,000 - Financing: Texas Higher Education Coordinating Board Funds **[01-2239; APPROVED AS AN INDIVIDUAL ITEM]**
68. Authorize a transfer of assignment of a Concession Agreement from Captain=s Cove Associates to Captain=s Cove Associates II, L.P. for the Captain=s Cove Marina located on Lake Ray Hubbard - Financing: No cost consideration to the City **[01-2240; APPROVED AS AN INDIVIDUAL ITEM]**

PUBLIC HEARINGS AND RELATED ACTIONS

ZONING CASES - CONSENT [01-2241]

69. Application for and an ordinance granting an amendment to Planned Development District No. 598 for mixed uses to create a subdistrict for Friendship West Baptist Church on property located on the north side of Interstate 20, between Hampton Road and Polk Street and a resolution authorizing the termination of existing deed restrictions  
Recommendation of Staff and CPC: Approval, subject to a development plan, landscape plan, and conditions, and approval of the termination of existing deed restrictions  
Z001-117 (EB) [01-2242; ORDINANCE 24671; CPC RECOMMENDATION FOLLOWED]
70. Application for and an ordinance granting an R-5(A) Single Family District on property presently zoned a CS Commercial Service District located on the southwest and southeast corners of Mican Drive and Pluto Street  
Recommendation of Staff: Approval  
Recommendation of CPC: Approval of R-5(A) on the three lots west of Pluto and denial of the remainder of the request for the other three lots  
Z001-168 (RB) [01-2243; ORDINANCE 24672; CPC RECOMMENDATION FOLLOWED]
71. Application for and an ordinance granting a Specific Use Permit for an Alcoholic Beverage Establishment to be used as a Bar, lounge or tavern on property presently zoned an IR Industrial Research District located on the west side of Harry Hines Boulevard, south of Northwest Highway  
Recommendation of Staff and CPC: Approval for a three-year time period, subject to a site plan and conditions  
Z001-178 (EB) [01-2244; ORDINANCE 24673; CPC RECOMMENDTION FOLLOWED]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

ZONING CASES - CONSENT (Continued)

72. Application for and an ordinance granting a Specific Use Permit for an Open Enrollment Charter School on property presently zoned an R-7.5(A) Single Family District located on the southwest corner of Illinois Avenue and Chalmers Street  
Recommendation of Staff and CPC: Approval for a ten-year time period with eligibility for automatic renewal for additional ten-year time periods, subject to a site/landscape plan and conditions  
Z001-196 (JC) [01-2245; ORDINANCE 24674; CPC RECOMMENDATION FOLLOWED]
73. Application for and an ordinance granting a Planned Development District for Commercial Amusement (outside) uses limited to a rodeo arena and related uses, a football field, and a playground on property presently zoned an R-7.5(A) Single Family District on the northeast corner of State Highway Loop 12 and Carbondale Street  
Recommendation of Staff and CPC: Approval, subject to a development plan, landscape plan and conditions  
Z001-199 (EB) [01-2246; ORDINANCE 24675; CPC RECOMMENDATION FOLLOWED]
74. A City Plan Commission authorized hearing to determine the proper zoning on property presently zoned an R-5(A) Single Family District and an MF-2(A) Multifamily District with Specific Use Permit No. 509 for a Water tower use located on Walton Walker Boulevard, south of Illinois Avenue with consideration being given to and an ordinance granting the termination of SUP No. 509  
Recommendation of Staff and CPC: Approval of the termination of Specific Use Permit No. 509 for a Water tower use  
Z001-201 (EB) [01-2247; ORDINANCE 24676; CPC RECOMMENDATION FOLLOWED]
75. Application for and an ordinance granting an MF-2(A) Multifamily District on property presently zoned an R-7.5(A) Single Family District located east of Lancaster Road on Simpson Stuart Road  
Recommendation of Staff and CPC: Approval  
Z001-202 (EB) [01-2248; ORDINANCE 24677; CPC RECOMMENDATION FOLLOWED]
76. Application for and an ordinance granting an amendment to and expansion of Planned Development District No. 498 for mixed uses, the Harry Hines Corridor Special Purpose District, to incorporate property presently zoned an IR Industrial Research District on Royal Lane, east of Reeder Road  
Recommendation of Staff and CPC: Approval  
Z001-203 (EB) [01-2249; ORDINANCE 24678; CPC RECOMMENDATION FOLLOWED]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

ZONING CASES - CONSENT (Continued)

77. A City Plan Commission authorized hearing to determine the proper zoning on property presently zoned an MU-3 Mixed Use District with consideration being given to a Planned Development District for MU-3 District uses on the southwest corner of Lovers Lane and Matilda Street, and a resolution authorizing the amendment of existing deed restrictions  
Recommendation of Staff: Approval, subject to a conceptual plan, a development plan for Tract I, and conditions and amended deed restrictions  
Recommendation of CPC: Approval  
Z001-207 (WE) [01-2250; APPROVED AS AMENDED]
78. Application for and an ordinance granting a Specific Use Permit for an Alcoholic Beverage Establishment for a Bar, lounge or tavern use on property presently zoned a CA-1(A) Central Area District on Main Street between Central Expressway and Julius Schepps Freeway  
Recommendation of Staff and CPC: Approval for a two-year time period with eligibility for automatic renewal for additional five-year time periods, subject to a site plan and conditions  
Z001-215 (SM) [01-2251; ORDINANCE 24679; CPC RECOMMENDATION FOLLOWED]

ZONING CASES - INDIVIDUAL

79. Application for an RR Regional Retail District with retention of the D-1 Dry-1 Overlay District on property presently zoned a CR-D-1 Community Retail-Dry-1 District located at the southwest corner of Jim Miller Road and Lake June Road  
Recommendation of Staff and CPC: Denial  
Z001-164 (WE) [01-2252; CONTINUED UNTIL 08/22/01; HEARING CLOSED]

ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL

80. A City Plan Commission authorized hearing to determine the proper zoning with consideration being given to zoning that will not allow multifamily development and an ordinance creating a Planned Development District for R-7.5(A), CR and NS(A) District uses on property presently zoned an R-7.5(A) Single Family District, and MF-1(A) Multifamily District, an NS(A) Neighborhood Service District, and a CR Community Retail District on property bounded by Camp Wisdom Road, Bainbridge Avenue, Cliff Creek Crossing Drive, Kirnwood Drive and Chaucer Place and a resolution adopting a Subarea update to the Southwest Dallas Land Use Plan Phase II  
Recommendation of Staff and CPC: Approval of a Planned Development District for R-7.5(A), NS(A) and CR district uses subject to a subarea map and conditions and adoption of the subarea update to the Southwest Dallas Land Use Plan, Phase II  
Z978-186 (RB) [01-2253; ORDINANCE 24680; CPC RECOMMENDATION FOLLOWED]  
Note: This item was considered by the City Council at a public hearing on June 13, 2001, and was taken under advisement until August 8, 2001, with the public hearing open.

## PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

### DEVELOPMENT CODE AMENDMENTS - INDIVIDUAL

81. Application for and an ordinance amending Article VII "Sign Regulations" of Chapter 51A of the Dallas Development Code to revise the regulations for the Downtown Special Provision Sign District ordinance regarding attached non-premise signs  
Recommendation of Staff: Approval  
Recommendation of CPC: Denial  
SPSD 001-101 [01-2254; CONTINUED UNTIL 09/12/01; HEARING OPEN]
82. Application for and an ordinance amending the Dallas Development Code to establish three new zoning districts, Urban Corridors 1, 2, and 3, to encourage mixed use, pedestrian-oriented development  
Recommendation of Staff and CPC: Approval  
DCA 001-011 [01-2255; CONTINUED UNTIL 11/05/01; HEARING OPEN]

### BENEFIT ASSESSMENT HEARINGS

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

83. \* Benefit assessment hearing for street and alley paving, storm drainage, water and wastewater main improvements **[01-2256; APPROVED]**
84. \* Ordinance levying benefit assessments for street and alley paving, storm drainage, water and wastewater main improvements - Financing: No cost consideration to the City **[01-2256; ORDINANCE 24681; APPROVED]**

### FLOODPLAIN APPLICATIONS

85. Application for a fill permit and removal of the flood plain (FP) prefix from 0.689 acres of land, zoned Residential 7.5, currently in the 100-year flood plain of White Rock Creek located at 13555 Hillcrest Road and Alpha Road, the site of the Holy Trinity Greek Orthodox Church - Fill Permit 01-02 - Financing: No cost consideration to the City **[01-2257; APPROVED]**

### MISCELLANEOUS HEARINGS

86. A public hearing to receive citizens' comments regarding an application to close Gibbons Drive at Haverwood Lane to through vehicular traffic under provisions of the "Policy for Closure of Local Residential Streets to Through Vehicular Traffic" and a resolution directing the City Manager to work with the applicant to complete the closure process - Financing: No cost consideration to the City **[01-2258; APPROVED]**

### ITEMS FOR INDIVIDUAL CONSIDERATION

87. Consideration of appointments to boards and commissions (List of nominees is available in the City Secretary's Office) **[01-2259; NO APPOINTMENTS MADE TO BOARDS AND COMMISSIONS]**

## ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

88. A resolution supporting SB 569 as passed by the Texas State Legislature and signed into law by Governor Rick Perry on May 26, 2001 requiring that: **(1)** the cities of Grapevine and Coppell to enter into agreements with the cities of Dallas and Fort Worth to share certain revenues generated within the boundaries of the Dallas/Fort Worth International Airport, similar to agreements in existence with the cities of Euless and Irving and **(2)** the City Council agrees not to challenge the revenue sharing legislation as set forth in SB 569 in any future legislative session - Financing: No cost consideration to the City **[01-2260; APPROVED]**
89. An ordinance approving Dallas-Fort Worth International Airport Board Resolution No. 2001-02-49, which adopts 2000 International Building Code, 2000 International Fire Code, 1999 National Electrical Code, 2000 International Electrical Administrative Provisions, 2000 International Mechanical Code, 2000 International Plumbing Code, 2000 International Fuel Gas Code, and the 2000 International Energy Conservation Code, for use at the Airport - Financing: No cost consideration to the City **[01-2261; ORDINANCE 24682; APPROVED]**
90. Adoption of the Final FY 2001-02 Consolidated Plan Budget for U. S. Department of Housing and Urban Development (HUD) Grant Funds in an estimated amount of \$32,461,622 and final FY 2000-01 Reprogramming Budget in the amount of \$760,402, and authorization to apply for, accept, and take actions to implement FY 2001-02 HUD grant funds 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) - Financing: U. S. Department of Housing and Urban Development Grant Funds **[01-2262; APPROVED AS AMENDED]**

## ITEMS FOR FURTHER CONSIDERATION

91. 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) **[01-2263; APPROVED]**
92. 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) **[01-2264; APPROVED]**
93. An ordinance granting a Planned Development District for Mixed Uses on property presently zoned an R-7.5(A) Single Family District, an MF-1(A) Multifamily District, an MF-2(A) Multifamily District, a CR Community Retail District and an RR Regional Retail District on an area generally bounded by Wheatland Road, Polk Street, Interstate-20 and Hampton Road (Z956-331/10184-SW(MF/RB)) - Financing: No cost consideration to the City **[01-2265; ORDINANCE 24683; APPROVED]**

## ADDENDUM

### ADDITIONS:

Closed Session [01-2266; NO CLOSED SESSION]

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

- 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

### ITEMS FOR INDIVIDUAL CONSIDERATION

1. Authorize settlement of a claim, styled Robert D. Troy v. City of Dallas, Claim No. 20012749 - \$95,000 - Financing: Current Funds [01-2267; APPROVED]
2. Authorize Supplemental Agreement No. 1 to the bond counsel contract with the law firm of Vinson & Elkins, L.L.P., for additional legal services and related expenses necessary in the lawsuits styled Taxpayers for Sensible Priorities, et al., v. City of Dallas, Cause No. 00-9761-G, and Ex Parte City of Dallas, Cause No. 01-6364-G, and any other proceedings relating to the subject matter of these lawsuits, and authorize an increase in appropriations in the amount of \$250,000 in the 1998 Bond Funds - Not to exceed \$250,000 - Financing: 1998 Bond Funds [01-2268; APPROVED]

### Southport Center

3. \* Authorize **(1)** a real and tangible property tax abatement agreement with TCDFW Spoke, LP and Wal-Mart Stores, Inc. for the purpose of granting a ten-year abatement of 90 percent of the taxes on added value to the real property and 50 percent of the taxes on new tangible personal property related to the development of a build-to-suit 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; and **(2)** an economic development grant for TCDFW Spoke, LP in an amount not to exceed \$50,000 - Revenue: First year tax revenue estimated at \$23,363; Ten-year tax revenue estimated at \$233,630 (Estimated revenue foregone for ten-year real and tangible property abatement \$767,625) - \$50,000 - Financing: Public/Private Partnership Funds [01-2269; APPROVED]

## **ADDENDUM**

ADDITIONS: (Continued)

### ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

#### Southport Center (Continued)

4. \* Authorize an infrastructure cost participation agreement with TCDFW Spoke, LP in an amount not to exceed 30% of the total contract price of the public infrastructure improvements, or \$145,000, whichever is less, for the purpose of providing infrastructure improvements serving property located within City of Dallas Enterprise Zone Three, at Southport Center west of Bonnie View Road and south of I-20 in Dallas, Texas, payable only after completion of improvements as evidenced by acceptance of said improvements by the City of Dallas - \$145,000 - Financing: 1998 Bond Funds **[01-2270; APPROVED]**
5. Authorize **(1)** a contract for the construction of street paving and storm drainage improvements on Port Boulevard from Dynasty Drive to 435 feet west of Dynasty Drive with Tiseo Paving Company, lowest responsible bidder of six in an amount not to exceed \$274,848; and **(2)** assignment of the construction contract to TCDFW Spoke, LP for construction management - \$274,848 - Financing: 1998 Bond Funds **[01-2271; APPROVED]**

#### Love Field Parking Garage Expansion

6. \* Authorize **(1)** a contract for the construction of the Love Field Parking Garage Expansion with Thos. S. Byrne, Inc., lowest responsible bidder of six in the amount of \$37,385,330; and, **(2)** assignment of the construction contract to Hunt Construction Group, Inc. for construction management within the Guaranteed Maximum Price - Financing: No additional cost consideration to the City **[01-2272; APPROVED]**
7. \* Authorize Supplemental Agreement No. 2 to the contract with Hunt Construction Group, Inc. for roadway safety improvements during construction of the Love Field Parking Garage Expansion, within the Guaranteed Maximum Price - \$300,000 - Financing: No additional cost consideration to the City **[01-2273; APPROVED]**
8. Authorize settlement of the claim filed by plaintiff Willard R. Rollins in a lawsuit styled Willard R. Rollins v. City of Dallas, Civil Action No. 3:99-CV-2249-G, in the United States District Court for the Northern District of Texas, Dallas Division - \$770,000 - Financing: Current Funds **[01-2274; APPROVED]**
9. Authorize settlement of the claim filed by Manuel Vasquez, Claim No. 20013299 - \$950,000 - Financing: Current Funds **[01-2275; APPROVED]**



## **ADDENDUM**

ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

### **Items related to the November 6, 2001 Special Election**

10. \* An ordinance ordering a special election to be held in the City of Dallas on November 6, 2001 on the question of whether the City of Dallas may contribute a portion of its sales and use taxes generated from the 2012 Olympic Games and related events to the Olympic Games trust fund under Article 5190.14 of Vernon's Texas Civil Statutes; prescribing the form of the ballot; designating polling places; providing for the use of an electronic voting system for early voting by personal appearance and a computerized voting system for voting on election day and early voting by mail; permitting only resident qualified voters to vote; providing for early voting; providing for an early voting ballot board to process early voting; providing for notice of the election; and providing an effective date - Financing: No cost consideration to the City **[01-2276; ORDINANCE 24684; APPROVED]**
  
11. \* Authorize a **(1)** joint election agreement and election services contract between the City of Dallas and Dallas County for up to \$300,000 and **(2)** an expenditure of up to \$10,000 for advertising and miscellaneous expenditures associated with a special election to be held on Tuesday, November 6, 2001 pursuant to Article 5190.14 of Vernon's Texas Civil Statutes - Not to exceed \$310,000 - Financing: Current Funds (It is anticipated that Dallas County will bear most of the election cost) **[01-2277; APPROVED AS AMENDED]**
  
12. \* A resolution approving the appointment of citizens to serve as election judges for the November 6, 2001 special election - Financing: No cost consideration to the City **[01-2278; APPROVED]**
  
13. \* A resolution authorizing the Mayor to appoint an ad hoc City Council canvassing committee to review the returns of the November 6, 2001 special election and submit a canvass report to the full City Council on Monday, November 12, 2001 - Financing: No cost consideration to the City **[01-2279; APPROVED]**

## ADDENDUM

### CORRECTIONS:

#### 53. CATEGORY: MISCELLANEOUS ITEMS FOR INDIVIDUAL CONSIDERATION

Authorize a real property tax abatement agreement with Cumbre, 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) - Financing: No cost consideration to the City **(Requires a 3/4 vote of the full City Council for approval)** [01-2225]