

AGENDA
CITY COUNCIL MEETING
JUNE 25, 2003
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBERS, CITY HALL
DALLAS, TEXAS 75201
9:00 A. M.

Moment of Silence and Pledge of Allegiance (Council Chambers) [03-1810]

Agenda Item/Open Microphone Speakers [03-1811]

VOTING AGENDA

1. Approval of Minutes of the May 14, 2003 and June 11, 2003 City Council Meetings [03-1812; **APPROVED AS CORRECTED**]

CONSENT AGENDA [03-1813]

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS

Engineering and Architectural Contracts

2. Authorize a professional services contract with Wendy Lopez and Associates, Inc. dba Lopez Garcia Group to provide surveying, preliminary and final plans, bidding and construction administration at South Central Park, located at 4753 Fellows Lane - \$26,566 - Financing: 2000-01 Community Development Grant Funds [03-1814; **APPROVED**]

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Authorization of Contracts

3. Authorize **(1)** a contract for fountain renovation, sub-drainage system and automatic irrigation system at Celebration of Life Park, located at 600 Pearl Street, and **(2)** the establishment of appropriations in the amount of \$85,000 in Capital Gifts and Donation Funds - Sawyers Construction, Inc., lowest responsible bidder of three - \$115,963 - Financing: 1998 Bond Funds (\$58,070) and Capital Gifts and Donation Funds (\$57,893) **[03-1815; APPROVED]**
4. Authorize a contract for playground replacement and pavilion at Maria Luna Park - Henneberger Construction, Inc., lowest responsible bidder of three - \$205,428 - Financing: 1998 Bond Funds (\$76,545), 2001-02 Community Development Reprogramming Grant Funds (\$20,935) and 2001-02 Community Development Grant Funds (\$107,948) **[03-1816; APPROVED]**
5. Authorize a contract for the construction of a communications tower and equipment building at Fire Station No. 37, located at 6742 Greenville Avenue - Wilbur L. Anderson, Inc. dba Western Towers, lowest responsible bidder of four - \$136,494 - Financing: Current Funds **[03-1817; APPROVED AS AN INDIVIDUAL ITEM]**
6. Authorize a contract for repairs to the parking garage adjacent to the Jack Evans Police Headquarters facility - RTC, Inc., dba Remedial Testing and RTC Waterproofing & Restoration, Inc., lowest responsible bidder of eight - \$169,309 - Financing: 1998 Bond Funds (\$105,808) and 2000 Certificates of Obligation (\$63,501) **[03-1818; APPROVED AS AN INDIVIDUAL ITEM]**
7. Authorize a contract for the rehabilitation of existing wastewater mains and the construction of water and wastewater main replacements in lower west White Rock Creek area, Phase 2 (list attached) - Atkins Bros. Equipment Co., Inc., lowest responsible bidder of five - \$2,915,230 - Financing: Water Utilities Capital Improvement Funds **[03-1819; APPROVED]**
8. Authorize a contract for the construction of water and wastewater main replacements at various locations within the lower White Rock Creek drainage area, Phase 2 (list attached) - William J. Shultz, Inc. dba Circle "C" Construction Co., lowest responsible bidder of four - \$1,785,176 - Financing: Water Utilities Bond Funds (\$680,450) and Water Utilities Capital Improvement Funds (\$1,104,726) **[03-1820; APPROVED]**

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Contract Amendments

9. Authorize an increase in the contract with Artografx, Inc. to provide park identification signage at Bisbee Parkway, Bushman, Opportunity, Old East Dallas Work Yard and Scotland Parks - \$26,840, from \$222,697 to \$249,537 - Financing: 1994-95 Community Development Grant Funds (\$5,368), 1995-96 Community Development Grant Funds (\$10,736), 1998-99 Community Development Grant Funds (\$5,368) and 1999-00 Community Development Grant Funds (\$5,368) **[03-1821; APPROVED]**
10. Authorize an increase in the contract with Integrated Roadway Services, Inc. for the construction of additional landscape and streetscape improvements on Market Street from Young Street to Elm Street - \$61,428, from \$1,035,127 to \$1,096,555 - Financing: 1998 Bond Funds **[03-1822; APPROVED]**
11. Authorize an increase in the contract with Thos. S. Byrne, Inc. for additional work related to the fabric canopy system, paving and grading, parking improvements, cost to accelerate the glass installation, additional conduit for new sign installation, and credit for reduced scope and deletion of installation of the Garage A lighting for the Love Field Parking Garage Expansion - \$50,624, from \$41,718,373 to \$41,768,997, within the Guaranteed Maximum Price - Financing: No additional cost consideration to the City **[03-1823; APPROVED]**
12. Authorize Supplemental Agreement No. 3 to the contract with Hillier Group, Inc. for design services for the revised scope of the new Animal Shelter, to be located at IH 30 and Westmoreland Road - \$1,259,846, from \$249,900 to \$1,509,746 - Financing: 1998 Bond Funds **[03-1824; APPROVED]**

Lake Fork Pipeline

13. * Authorize an agreement between the United States Army Corps of Engineers, Fort Worth District, Advisory Council of Historic Preservation, Texas State Historic Preservation Officer, City of Dallas and the Caddo Tribe of Oklahoma to implement the terms for archaeological excavation where the Lake Fork pipeline intersects Woodbury Creek - Financing: No cost consideration to the City **[03-1825; APPROVED]**
14. * Authorize Supplemental Agreement No. 1 to the professional services contract with Carter & Burgess, Inc. that includes additional hydraulic modeling to maximize operation of the Lake Fork system, design of additional facilities resulting from the modeling, recovery and analysis of Native American artifacts and additional inspection services for the Phase 2 pipeline construction - \$1,754,544, from \$3,577,321 to \$5,331,865 - Financing: Water Utilities Capital Improvement Funds **[03-1826; APPROVED]**

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Contract Amendments (Continued)

Love Field Parking Garage Expansion

15. * Authorize Supplemental Agreement No. 7 to the contract with Huitt-Zollars, Inc. for professional services for the Love Field Parking Garage Expansion - \$415,535, from \$4,970,177 to \$5,385,712 - Financing: Aviation Capital Construction Funds **[03-1827; APPROVED]**
16. * Authorize Supplemental Agreement No. 7 to the contract with Hunt Construction Group, Inc. for construction management services for the Love Field Parking Garage Expansion - \$342,470, from \$54,904,479 to \$55,246,949 - Financing: Aviation Capital Construction Funds **[03-1828; APPROVED AS AN INDIVIDUAL ITEM]**

Construction Miscellaneous

17. Authorize **(1)** rescinding Resolution No. 02-3190 previously authorized on November 13, 2002 for an agreement with the Texas Department of Transportation, Aviation Division, to act as the City's agent for runway modifications to Runway 13/31 in the amount of \$225,000; and **(2)** an agreement with the Texas Department of Transportation, Aviation Division, to act as the City's agent to upgrade runway lighting, signage and resurface the runway intersection at Dallas Executive Airport - Not to exceed \$135,000 - Financing: Aviation Capital Construction Funds **[03-1829; APPROVED]**
18. Authorize a twenty-year contract with Fair Skate, a not-for-profit agency, for the renovation and operation of the Fair Park Coliseum located at 1438 Coliseum Circle as a public ice skating facility beginning August 1, 2003 through July 31, 2023 - Estimated Annual Revenue: \$10,000 **[03-1830; APPROVED AS AN INDIVIDUAL ITEM]**
19. Authorize a twenty-year use agreement, with two five-year renewal options, with Heroes Baseball for Charity to fund, design, renovate and operate Little Heroes Baseball Field at Pike Park located at 2807 Harry Hines Boulevard for the period beginning July 1, 2003 through June 30, 2023 - Financing: No cost consideration to the City **[03-1831; APPROVED]**
20. Authorize **(1)** Supplemental Agreement No. 1 to the Interlocal Agreement with the Texas Department of Transportation to add a temporary traffic signal at the intersection of the eastbound ramp of Interstate 30 at Hampton Road, and **(2)** an increase in appropriations in the amount of \$14,330 in the Texas Department of Transportation Grant Fund - \$14,330 - Financing: Texas Department of Transportation Grant Funds **[03-1832; APPROVED]**

CONSENT AGENDA (Continued)

LAND ACQUISITION

21. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Hilario Contreras Mendoza and Maria Juana Contreras Mendoza of a drainage easement containing approximately 2,526 square feet of land, located near the intersection of Highland Road and Wildoak Drive, for the Highland Road street improvement project - \$5,200 - Financing: 1998 Bond Funds **[03-1833; APPROVED]**

LAND MISCELLANEOUS

22. Authorize the quitclaim of 23 properties acquired by the taxing authorities from the Sheriff's Sale to the highest bidders (list attached) - Revenue: \$404,574 **[03-1834; APPROVED]**
23. An ordinance granting renewal of a revocable license to Dan R. Weir, containing approximately 879 square feet of land to maintain the existing pneumatic tube under Travis Avenue right-of-way located near the intersection of Travis Avenue and Armstrong Street - Revenue: \$1,000 annually plus the \$20 ordinance publication fee **[03-1835; ORDINANCE 25297; APPROVED]**

PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES

24. Authorize a thirty-six-month price agreement for batteries and flashlights with the lowest responsible bidders of sixteen - Ames Supply Co., Bright Business Concepts Inc. dba PC Today, C & G Police Supply dba C & G Wholesale, Performance Battery Supply, Sydmor Inc. dba Batteries Plus, Telecom Electric Supply Co., Texas Best Diversified Inc. dba Bluebonnet Supply, Wistol Supply, Inc. - Not to exceed \$227,625 - Financing: Water Utilities Current Funds (\$132,702), Current Funds (\$87,168), Aviation Current Funds (\$5,849), 2002-03 Community Development Grant Funds (\$1,906) **[03-1836; APPROVED]**
25. Authorize a thirty-six-month service contract for high-voltage electric switchgear and motor service with the lowest responsible bidder of three - Shermco Industries, Inc. - Not to exceed \$6,912,204 - Financing: Water Utilities Current Funds (\$6,626,487), Current Funds (\$285,717) **[03-1837; APPROVED]**
26. Authorize the purchase and installation of a stationary electric transfer crane for the Bachman Transfer Station with the only bidder - Northshore Manufacturing, Inc. - Not to exceed \$137,717 - Financing: 2002 Equipment Acquisition Contractual Obligation Notes **[03-1838; APPROVED]**
27. Authorize settlement of a lawsuit styled William Shropshire and Charlene Shropshire, and Jasmine Holt, Individually, and as Next Friend of Cinnamon Williams and Jawill Holt, Minors, Plaintiffs, v. Linda Jackson, Intervenor v. Richard Rossman, and City of Dallas, Cause No. cc-01-08002-a - \$85,500 - Financing: Current Funds **[03-1839; APPROVED]**

CONSENT AGENDA (Continued)

MISCELLANEOUS

28. Authorize the application for and acceptance of the Reducing Community Gun Violence Grant with the U.S. Department of Justice Grant Funds, Office of Justice Programs, Bureau of Justice Assistance to establish a Gun Violence Prevention, Community Outreach and Education program from April 1, 2003 through March 31, 2005, and execution of the grant agreement - \$249,973 - Financing: U.S. Department of Justice Grant Funds **[03-1840; APPROVED]**
29. Authorize a professional services contract with Crosson Dannis, Inc., to provide real estate valuation and consultation services in the lawsuit styled Harold Cox, Shirley Davidson, Robert Stubblefield, Cynthia Herring, Eloise Edwards, Betty Curley and Leo Easter v. City of Dallas, Herman Nethery and Terry Van Sickle, Civil Action No. 3:98-CV-0291-H consolidated with Civil Action No. 3:98-CV-1763-H - \$31,250 - Financing: Current Funds **[03-1841; APPROVED]**
30. Authorize an amendment to Ordinance No. 24001 previously approved on August 25, 1999 to **(1)** amend the Project Plan and Reinvestment Zone Financing Plan to increase funding for Harlan Building Redevelopment in the amount of \$326,900, from \$323,000 to \$649,900, **(2)** reduce the project budget for Phase II improvements in the amount of (\$326,900), from \$4,456,184 to \$4,129,284, and **(3)** amend Ordinance No. 23521 which created the Farmers Market TIF District to reflect such Project Plan amendments - Financing: No cost consideration to the City **[03-1842; ORDINANCE 25298; APPROVED]**
31. Authorize a second amendment to the Restated and Amended Redevelopment Agreement with Camden Property Trust to reallocate funding through the Farmers Market Tax Increment Financing District for improvements related to the redevelopment of the Harlan Building, located in the block bounded by Harwood Street, Cadiz Street, Marilla Street and South Pearl Expressway, in Tax Increment Financing Reinvestment Zone Number Six (Farmers Market TIF District) - Financing: No cost consideration to the City **[03-1843; APPROVED]**

Farmers Market TIF District

Note: Item Nos. 32 and 33 must be considered collectively.

32. * Authorize **(1)** an amendment to the development agreement previously authorized on May 9, 2001 by Resolution No. 01-1451 to increase reimbursement of eligible public improvements for the Harlan Building in the amount of \$326,900, from \$323,000 to \$649,900; and **(2)** an increase in appropriations in an amount not to exceed \$649,900, from \$323,000 to \$649,900 in the Farmers Market TIF District Fund - Total not to exceed \$649,900 - Financing: To be advanced by a private developer and reimbursed with interest from the Farmers Market TIF District Fund and/or Tax Increment Bonds; accrued interest on private funds to be repaid solely from the Farmers Market TIF District Fund **[03-1844; APPROVED]**

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

Farmers Market TIF District (Continued)

Note: Item Nos. 32 and 33 must be considered collectively.

33. * Authorize an amendment to the development agreement previously authorized on May 9, 2001 by Resolution No. 01-1452 to express intent to increase reimbursement to Cadiz Street Properties, Ltd. for cash advances for TIF eligible improvements in the Farmers Market TIF District in the amount of \$326,900, from \$323,000 to \$649,900 - Financing: To be advanced by a private developer and reimbursed from the Farmers Market TIF District Fund and/or Tax Increment Bonds; accrued interest (compounded semiannually) on private funds to be repaid solely from the Farmers Market TIF District Fund **[03-1845; APPROVED]**
34. Authorize **(1)** the construction of public improvements including streetscape enhancements and other improvements at Bark Park Central, an off-leash site for pets adjacent to Tax Increment Financing Reinvestment Zone Number Six (Farmers Market TIF District); **(2)** an increase in appropriations in an amount not to exceed \$32,000 in the Farmers Market TIF District Fund; and **(3)** a transfer of funds from the Farmers Market TIF District Fund of an amount not to exceed \$32,000 to the Park and Recreation Department for public improvements at Bark Park Central - Total not to exceed \$32,000 - Financing: Farmers Market TIF District Funds **[03-1846; APPROVED]**

State-Thomas TIF District

Note: Item Nos. 35 and 36 must be considered collectively.

35. * Authorize **(1)** a development agreement with J.G. Moore & Co., Inc. for the funding of design and construction of public improvements including water/sewer infrastructure, paving, streetscape, utility burial, and architectural/engineering for Sundance Row at State-Thomas (Block 586) bounded by south side of Clark Street between Thomas Avenue and State Street in Tax Increment Financing Reinvestment Zone Number One (State-Thomas TIF District); and **(2)** the establishment of appropriations in an amount not to exceed \$697,302 plus interest in the State-Thomas TIF District Fund - \$697,302 - Financing: To be advanced by a private developer and reimbursed with interest from the State-Thomas TIF District Fund and/or Tax Increment Bonds; accrued interest on private funds to be repaid solely from the State-Thomas TIF District Fund **[03-1847; APPROVED]**

MISCELLANEOUS (Continued)

Note: Item Nos. 35 and 36 must be considered collectively.

State-Thomas TIF District (Continued)

36. * A resolution declaring the intent of Tax Increment Financing District Reinvestment Zone Number One, (State-Thomas TIF District) to reimburse J.G. Moore & Co., Inc., for the funds advanced pursuant to a development agreement between the City of Dallas and J.G. Moore & Co., Inc., in an amount not to exceed \$697,302 plus interest, for public improvements including water/sewer infrastructure, paving, streetscape, utility burial, and architectural/engineering related to the development of Sundance Row at State-Thomas (Block 586) bounded by south side of Clark Street between Thomas Avenue and State Street located in Tax Increment Financing Reinvestment Zone Number One (State-Thomas TIF District) - \$697,302 - Financing: To be advanced by a private developer and reimbursed from the State-Thomas TIF District Fund and/or Tax Increment Bonds; accrued interest (compounded semiannually) on private funds to be repaid solely from the State-Thomas TIF District Fund **[03-1848; APPROVED]**

37. Authorize an amendment to Resolution No. 01-3356 previously approved on November 14, 2001, to extend the deadline for obtaining a final certificate of occupancy from August 31, 2003 to May 31, 2004 for State/Worthington Townhomes (Block 575) bounded by State Street, Worthington Street, Clay Alley and Guillot Alley located in Tax Increment Financing Reinvestment Zone Number One (State-Thomas TIF District) - Financing: No cost consideration to the City **[03-1849; DELETED ON THE ADDENDUM]**

38. An ordinance granting a Planned Development District for Multifamily uses and IR Industrial Research District uses on the west side of Cockrell Hill Road, south of Interstate Highway 30 subject to a development plan and conditions Z023-170(RB) - Financing: No cost consideration to the City **[03-1850; ORDINANCE 25299; APPROVED]**

39. An ordinance granting a Planned Development District for a public school and R-7.5(A) Single Family District uses in an area bounded by Meadow Road, Airline Road, Lakehurst Avenue and Hillcrest Road Z023-211(MJF) - Financing: No cost consideration to the City **[03-1851; ORDINANCE 25300; APPROVED AS AN INDIVIDUAL ITEM]**

40. Authorize the acceptance of additional grant funds from the Texas Department of Health for an extension of the grant agreement and continuation of the City of Dallas' Immunization Initiative Program through December 31, 2003 - Not to exceed \$84,841 - Financing: Texas Department of Health Grant Funds **[03-1852; APPROVED]**

41. Authorize **(1)** the acceptance of grant funds from the National Association of County and City Health Officials for the City of Dallas' Food Protection and Education Program for the period April 1, 2003 through May 31, 2004 and **(2)** execution of the grant agreement - Not to exceed \$50,000 - Financing: National Association of County and City Health Officials Grant Funds **[03-1853; APPROVED]**

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

42. Authorize a contract with Homeward Bound, Inc. for the provision of residential substance abuse treatment for low-income adults for a one-year period with an option to renew for two additional one-year terms - Not to exceed \$99,442 - Financing: Current Funds [03-1854; APPROVED]
43. Authorize a contract with Turtle Creek Manor, Inc. to provide residential substance abuse treatment for low income and uninsured adults for a one-year period with an option to renew for two additional one-year terms - Not to exceed \$116,838 - Financing: Current Funds [03-1855; APPROVED]
44. Authorize a contract with Nexus Recovery Center, Inc. to provide residential substance abuse treatment for low income and uninsured adult females for a one-year period with an option to renew for two additional one-year terms - Not to exceed \$60,600 - Financing: Current Funds [03-1856; APPROVED]
45. Authorize the acceptance of grant funds from the Texas Department of Health for the enhancement of the City of Dallas Childhood Lead Poisoning Prevention Program for the period July 1, 2003 through June 30, 2004 and execution of the grant agreement - Not to exceed \$60,000 - Financing: Texas Department of Health Grant Funds [03-1857; APPROVED]
46. Authorize **(1)** the application for and acceptance of grant funds in the amount of \$255,540 from the Texas Commission on Alcohol and Drug Abuse for the provision of substance abuse prevention activities for youth and families citywide for the period September 1, 2003 through August 31, 2004, **(2)** a local match in the amount of \$12,777, and **(3)** execution of the grant agreement - Total not to exceed \$268,317 - Financing: Texas Commission on Alcohol and Drug Abuse Grant Funds (\$255,540) and Current Funds (\$12,777) [03-1858; APPROVED]
47. Authorize an amendment to the Land Assembly Proposal to extend the time line for development of the property located at 4719 Live Oak from East Dallas Community Organization and execution of a correction deed and amended Deed Restrictions - Financing: No cost consideration to the City [03-1859; APPROVED]
48. Authorize Lot Acquisition Pilot Program loan contracts with Vecinos Unidos Inc. in the amount of \$25,000 and Builders of Hope CDC in the amount of \$27,700, City certified Community Housing Development Organizations, to pay up to 50 percent of the lot acquisition costs associated with the development of thirteen new affordable houses within a Walker target neighborhood (list attached) - Total not to exceed \$52,700 - Financing: Walker Trust Funds [03-1860; APPROVED]

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

49. Authorize a three-year portable food and drink concession contract with the Dallas East Soccer Association, Inc. at Samuell-Garland Park located at 12200 Garland Road for the period beginning July 1, 2003 through June 30, 2006 - Estimated Annual Revenue: \$2,000 [03-1861; APPROVED]
50. Authorize renewal of the ten-year management contract with Texas Discovery Gardens for the period beginning November 1, 2002 through October 31, 2012 - \$86,535 annually - Financing: Current Funds (subject to annual appropriations) [03-1862; APPROVED]
51. Authorize (1) the application for and acceptance of the Impaired Driving Mobilization State Traffic Enforcement Program Overtime Enforcement grant in the amount of \$25,000 from the Texas Department of Transportation for a statewide Driving While Intoxicated enforcement campaign to operate during the July 4th holiday, for the period of June 27, 2003 through July 13, 2003, (2) a City contribution of pension and Federal Insurance Contributions Act costs in the amount of \$7,055, and; (3) execution of the grant agreement - Total not to exceed \$32,055 - Financing: Current Funds (\$7,055) and Texas Department of Transportation Grant Funds (\$25,000) [03-1863; APPROVED]
52. Authorize the acceptance of the Dallas Police Department Victim Services/3 grant from the Office of the Governor, Criminal Justice Division in the amount of \$32,974 to adequately respond to victims of violent crime with needed aid, for the period July 1, 2003 through June 30, 2004, a local match in the amount of \$13,751, and execution of the grant agreement - \$46,725 - Financing: Office of the Governor, Criminal Justice Division State Grant Funds (\$32,974) and Current Funds (\$13,751) [03-1864; APPROVED]

PUBLIC HEARINGS AND RELATED ACTIONS

ZONING CASES - CONSENT [03-1865]

53. An application for and an ordinance granting a Planned Development District for Mixed Uses on property zoned as Planned Development District No. 545 for Mixed Uses on the west side of Merrifield Road, south of Kiest Boulevard
Recommendation of Staff and CPC: Approval, subject to a conceptual plan, fire protection plan, internal roadway plan and conditions
Z012-291(RB) [03-1866; ORDINANCE 25301; CPC RECOMMENDATION FOLLOWED]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

ZONING CASES - CONSENT (Continued)

54. An application for and an ordinance granting a Planned Development District for a Commercial stable and R-7.5(A) Single Family District Uses on property zoned an R-7.5(A) Single Family District on the northwest line of Fair Oaks Avenue, southwest of Walnut Hill Lane
Recommendation of Staff: Approval of an A(A) Agricultural District in lieu of the requested PD
Recommendation of CPC: Approval of a Planned Development District for a Commercial stable and R-7.5(A) Single Family District Uses, subject to a development plan, landscape plan and conditions
Z023-120(RB) [03-1867; **ORDINANCE 25302; CPC RECOMMENDATION FOLLOWED**]
55. An application for and an ordinance granting an amendment to the site plan and conditions for Specific Use Permit No. 1478 for a Private school to permit an Open-enrollment charter school on property zoned an RR Regional Retail District and an MF-2(A) Multifamily District on the south line of Ledbetter Drive, west of Hampton Road
Recommendation of Staff and CPC: Approval of a Specific Use Permit for an Open-enrollment charter school for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions, in lieu of the requested amendment to the site plan and conditions for SUP No. 1478
Z023-157(RB) [03-1868; **ORDINANCE 25303; CPC RECOMMENDATION FOLLOWED**]
56. An application for an expansion of and an amendment to Specific Use Permit No. 975 for a Private school on property zoned an R-7.5(A) Single Family District on the southwest corner of Lovers Lane and Fisher Road
Recommendation of Staff: Approval, subject to a site plan and conditions
Recommendation of CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods subject to a site plan and conditions
Z023-173(RB) [03-1869; **ORDINANCE 25304; APPROVED AS AMENDED**]
57. An application for a renewal for Specific Use Permit No. 1449 for a Commercial amusement (inside) use limited to a Class A dance hall on property currently zoned a CR Community Retail District, and located on the east line of the Dallas North Tollway, north of Beltline Road
Recommendation of Staff: Approval, for a two-year period with eligibility for automatic renewal for additional two-year periods, subject to a site plan and conditions
Recommendation of CPC: Pending June 12, 2003 hearing
Z023-183 (FD) [03-1870; **ORDINANCE 25305; APPROVED AS CORRECTED ON THE ADDENDUM**]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

ZONING CASES - CONSENT (Continued)

58. An application for and an ordinance granting a Specific Use Permit for a tattoo or body piercing studio use within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the west side of Parry Avenue, south of Exposition Street
Recommendation of Staff and CPC: Approval for a two-year period with eligibility for automatic renewals for additional two-year periods, subject to a site plan, and conditions
Z023-188 (WE) [03-1871; DENIED WITH PREJUDICE]
59. An application for and an ordinance granting a Specific Use Permit for a Child-care facility on property zoned an R-7.5(A) Single Family District on the north corner of Mojave Drive and Nandina Drive
Recommendation of Staff and CPC: Approval for a two-year period with eligibility for automatic renewal for additional two-year periods, subject to a site/landscape plan and conditions
Z023-195 (RB) [03-1872; ORDINANCE 25306; CPC RECOMMENDATION FOLLOWED]
60. An application for and an ordinance granting a Specific Use Permit for a private recreation club or area on property within Planned Development District No. 508 for certain commercial and business service uses and CH Clustered Housing District uses, MF-2(A) Multifamily District uses, LO-1 Limited Office District uses and MU-1 Mixed Use District uses on property on the north corner of the intersection of Greenleaf Street and Bickers Street
Recommendation of Staff: Approval for a permanent time period, subject to a site plan and conditions
Recommendation of CPC: Approval for a 25 year period with eligibility for automatic renewals for additional 25 year periods, subject to a site plan and conditions
Z023-205(MF) [03-1873; ORDINANCE 25307; CPC RECOMMENDATION FOLLOWED]
61. An application for and an ordinance granting a Specific Use Permit for an Open-enrollment charter school on property zoned a CR Community Retail District on the northeast side of Lancaster Road, northeast of Kiest Boulevard
Recommendation of Staff and CPC: Approval for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions
Z023-206 (RB) [03-1874; ORDINANCE 25308; CPC RECOMMENDATION FOLLOWED]

ZONING CASES - CONSENT (Continued)

62. An application for and an ordinance granting a Planned Development Subdistrict within Planned Development District No. 98, the Buckner Park Area, for single family, duplex and apartment uses, within Historic District No. 72, the Mill Creek Historic District, to allow a bed and breakfast use by SUP and an ordinance granting a Specific Use Permit for a bed and breakfast use on property on the northwest side of Junius Street, between Haskell Avenue and Peak Street
Recommendation of Staff and CPC: Approval of an amendment to Planned Development District No. 98-H/72 creating a new subdistrict and approval of a Specific Use Permit for a bed and breakfast use for a two year period with eligibility for automatic three-year extensions subject to a site plan and conditions
Z023-218(MF) [03-1875; **ORDINANCE 25309 & 25310; CPC RECOMMENDATION FOLLOWED**]
63. An application for and an ordinance granting a Planned Development District for a public school and TH-3(A) Townhouse District uses on property zoned an MF-1(A) Multifamily District on the east and west sides of Ferris Branch Boulevard northeast of Whitehurst Drive
Recommendation of Staff and CPC: Approval, subject to a development plan, a landscape plan and conditions
Z023-220(MF) [03-1876; **ORDINANCE 25311; CPC RECOMMENDATION FOLLOWED**]
64. An application for and an ordinance granting a Planned Development District for a Public school and R-7.5(A) Single Family District Uses on property zoned an R-7.5(A) Single Family District, in an area bounded by Fairhaven Lane, Blanton Street, Greenmound Avenue, and McKim Drive
Recommendation of Staff: Approval of a Specific Use Permit for a Public school for a permanent time period, subject to a site plan and conditions, in lieu of the requested Planned Development District
Recommendation of CPC: Approval of a Planned Development District, subject to a development plan and conditions
Z023-222 (RB) [03-1877; **ORDINANCE 25312; CPC RECOMMENDATION FOLLOWED**]
65. An application for and an ordinance granting a Planned Development District for a Public school and R-7.5(A) Single Family District Uses on property zoned an R-7.5(A) Single Family District, in an area bounded by Cradlerock Drive, Cheyenne Road, Checota Drive, and Amity Lane
Recommendation of Staff: Approval of a Specific Use Permit for a Public school for a permanent time period, subject to a site plan and conditions, in lieu of the requested Planned Development District
Recommendation of CPC: Approval of a Planned Development District, subject to a development plan and conditions
Z023-223 (RB) [03-1878; **ORDINANCE 25313; CPC RECOMMENDATION FOLLOWED**]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

ZONING CASES - CONSENT (Continued)

66. An application for and an ordinance granting a Planned Development District for a Public school and R-7.5(A) Single Family District Uses on property zoned an R-7.5(A) Single Family District at the southwest corner of Rylie Road and Haymarket Road
Recommendation of Staff: Approval of a Specific Use Permit for a Public school for a permanent time period, subject to a site plan and conditions, in lieu of the requested Planned Development District
Recommendation of CPC: Approval of a Planned Development District, subject to a development plan and conditions
Z023-224 (RB) [03-1879; **ORDINANCE 25314; CPC RECOMMENDATION FOLLOWED**]
67. An application for and an ordinance granting a Planned Development District for a public school and R-7.5(A) Single Family District uses on property zoned an R-7.5(A) Single Family District on the northeast corner of the intersection of East Lovers Lane and Abrams Road
Recommendation of Staff: Approval of a Specific Use Permit for a public school, subject to a site plan and conditions, in lieu of the requested Planned Development District
Recommendation of CPC: Approval of a Planned Development District, subject to a development plan and conditions
Z023-226(MM) [03-1880; **ORDINANCE 25315; CPC RECOMMENDATION FOLLOWED**]
68. An application for and an ordinance granting a Specific Use Permit for a Community Service Center on property zoned an R-5(A) Single Family District on Mexicana Road, west of Pluto Street
Recommendation of Staff: Approval, for a period of five years, subject to site plan and conditions
Recommendation of CPC: Pending June 12, 2003 hearing
Z023-228 (MM) [03-1881; **ORDINANCE 25316; APPROVED AS CORRECTED ON THE ADDENDUM**]
69. An application for and an ordinance granting an MU-3 Mixed Use District on property zoned GO(A) General Office and MU-1 Mixed Use District on the northwest corner of the LBJ Freeway (Interstate 635) and North Central Expressway (U.S. Highway 75) and a resolution accepting deed restrictions volunteered by the applicant
Recommendation of Staff and CPC: Approval, subject to deed restrictions volunteered by the applicant
Z023-163 (MM) [03-1882; **ORDINANCE 25317; CPC RECOMMENDATION FOLLOWED**]

ZONING CASES - INDIVIDUAL

70. An application for and an ordinance granting a CS Commercial Service District on property zoned a TH-3(A) Townhouse District on the north side of Seale Street between Vilbig Road and Navaro Street and a resolution accepting deed restrictions volunteered by the applicant
Recommendation of Staff: Denial
Recommendation of CPC: Approval, subject to deed restrictions volunteered by the applicant
Z012-279(RB) [03-1883; **ORDINANCE 25318; CPC RECOMMENDATION FOLLOWED**]
71. An application for and an ordinance granting a Planned Development District for a Public School and R-7.5(A) Single Family District uses on property zoned an R-7.5(A) Single Family District on property bounded by Pelican Drive, Whitewing Lane, Quail Run and Flicker Lane
Recommendation of Staff and CPC: Approval of a Planned Development District, subject to a development plan and conditions
Z023-176(MM) [03-1884; **ORDINANCE 25319; APPROVED AS AMENDED**]
72. An application for and an ordinance granting an amendment to Planned Development District No. 297 to allow R-5(A) Single Family District Uses on the north side of Camp Wisdom Road, east of Firebird Drive
Recommendation of Staff: Approval
Recommendation of CPC: Pending CPC hearing date to be scheduled
Z023-240(MJF) [03-1885; **ORDINANCE 25320; CPC RECOMMENDATION FOLLOWED**]

ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL

73. An application for and an ordinance granting the expansion of and amendment to Specific Use Permit No. 85 for a Cemetery on property zoned MF-2(A) Multifamily District with Specific Use Permit No. 85 on Lombardy Lane, west of Webb Chapel Road and east of Porter Street
Recommendation of Staff and CPC: Approval, subject to a site plan
Z023-179 (MM) [03-1886; **CONTINUED UNTIL 08/13/03 WITH HEARING OPEN**]
Note: This item was considered by the City Council at a public hearing on May 28, 2003, and was taken under advisement until June 25, 2003, with the public hearing open.

ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL (Continued)

74. An application for and an ordinance granting an amendment to the conditions for Planned Development District No. 498, the Harry Hines Special Purpose District, by creating a new Subdistrict 1 with two Tracts within the Subdistrict for a Home improvement center, lumber, brick or building materials sales yard and a Sand, gravel, or earth sales and storage use on Tract I located on the northwest corner of Joe Field Road and Denton Drive, and an Industrial (outside) use for a Concrete plant by Specific Use Permit and a sand, gravel, or earth sales and storage use by right on Tract II located on the southwest corner of Joe Field Road and Denton Drive
Recommendation of Staff: Approval of the creation of a Subdistrict 1 to provide for a Tract I and a Tract II and, approval of a Tract I to permit a Home improvement center, lumber, brick or building materials sales yard, subject to a development plan and conditions; approval of a Tract II to permit a Specific Use Permit for an Industrial (outside) use for a Concrete plant for a three-year period, with eligibility for automatic renewal for additional three-year periods, subject to a site plan and conditions; and denial of the Sand, gravel, or earth sales and storage use
Recommendation of CPC: Approval of the creation of a Subdistrict 1 to provide for a Tract I and a Tract II and, approval of a Tract I to permit a Home improvement center, lumber, brick or building materials sales yard, subject to a development plan and conditions; approval of a Tract II to permit a Specific Use Permit for an Industrial (outside) use for a Concrete plant for a ten-year period, with eligibility for automatic renewal for additional ten-year periods, subject to a site plan and conditions; and denial of the Sand, gravel, or earth sales and storage use
Z023-156 (RB) [03-1887; APPROVED AS AMENDED; ORDINANCE TO COME BACK 08/13/03]
Note: This item was considered by the City Council at a public hearing on May 28, 2003, and was taken under advisement until June 25, 2003, with the public hearing open.
75. An 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 zoned as Planned Development District No. 498, the Harry Hines Special Purpose District, on property located on the northwest corner of Harry Hines Boulevard and Joe Field Road
Recommendation of Staff and CPC: Approval for a three-year period, with eligibility for automatic renewal for additional three-year periods, subject to a site plan and conditions
Z023-175 (RB) [03-1888; ORDINANCE 25321; CPC RECOMMENDATION FOLLOWED]
Note: This item was considered by the City Council at a public hearing on June 11, 2003, and was taken under advisement until June 25, 2003, with the public hearing open.

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

BENEFIT ASSESSMENT HEARINGS

76. A benefit assessment hearing to receive citizens' comments on street paving, storm drainage, water and wastewater main improvements on Canada Drive from Mexicana Drive to Pluto Street, and at the close of the hearing, authorize an ordinance levying benefit assessments, and an increase in the contract with SYB Construction Company, Inc. for the construction - \$267,739, from \$1,555,456 to \$1,823,195 - Financing: 1998 Bond Funds (\$153,535), Water Utilities Capital Construction Funds (\$114,204) **[03-1889; HEARING CLOSED; ORDINANCE 25332]**

MISCELLANEOUS HEARINGS

Note: Item Nos. 77 and 78 must be considered collectively.

- Private Sale of Unimproved Properties**
77. * A public hearing to receive citizens' comments on the proposed private sale and conveyance by quitclaim deed of 3 unimproved properties acquired by the taxing authorities from the Sheriff's Sale to Foundation for Housing Resources, Inc., a qualified non-profit organization - Financing: No cost consideration to the City **[03-1890; HEARING CLOSED]**
78. * Authorize the private sale, as provided for by Section 253.010 of the Texas Local Government Code (Section 34.015 of the Texas Property Tax Code), and conveyance by quitclaim deed of 3 unimproved properties acquired by the taxing authorities from a Sheriff's Sale to a qualified non-profit organization (list attached) - Revenue: \$5,857 **[03-1890; APPROVED]**
79. A public hearing to receive citizens' comments on the proposed FY 2003-04 Consolidated Plan Budget for U.S. Department of Housing and Urban Development Grant Funds and the proposed FY 2002-03 Reprogramming Budget - Financing: No cost consideration to the City **[03-1891; HEARING CLOSED]**

ITEMS FOR INDIVIDUAL CONSIDERATION

80. Consideration of appointments to boards and commissions and the evaluation and duties of board and commission members (List of nominees is available in the City Secretary's Office) **[03-1892; NO APPOINTMENTS MADE TO BOARDS]**
81. Authorize an extension of the moratorium on the acceptance of applications for building permits or certificates of occupancy for "non-residential" properties within 1,000 feet of the north or south right-of-way line of Ft. Worth Avenue, from the centerline of West Davis Street to the centerline of Beckley Avenue - Financing: No cost consideration to the City **[03-1893; APPROVED]**
82. Authorize a Neighborhood Revitalization and Historic Preservation Program tax abatement for James Walker, owner of property located at 1924 Main Street (Estimated revenue foregone for a fifteen-year abatement is \$134,960) - Financing: No cost consideration to the City **[03-1894; POSTPONED UNTIL 10/22/03]**

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

83. Authorize a twelve-month professional services contract, with two twelve-month renewal options, with KPMG LLP for the audit of the City of Dallas' financial operations and grant activities for the fiscal year ending September 30, 2003 - Not to exceed \$423,000 - Financing: Current Funds **[03-1895; APPROVED]**

ITEMS FOR FURTHER CONSIDERATION

84. Authorize a sixty-month service contract for car rental concessions at Dallas Love Field Airport with the highest responsible bidders of nine - Hertz Corp., Avis Rent-A-Car System, Inc., Budget Rent-A-Car System, Inc., DTG Operation, Inc., dba Dollar, Enterprise Leasing Company, ANC Rental Corp. dba National, ANC Rental Corp. dba Alamo, DTG Operation, Inc., dba Thrifty Rent-A-Car, and Southwest-Tex Leasing Co., dba Advantage Rent-A-Car - Estimated Revenue: \$15,263,739 or 10% of gross, whichever is greater **[03-1896; APPROVED]**
85. An ordinance amending Chapter 6 of the Dallas City Code to allow the Texas Alcoholic Beverage Commission to issue late hours permits to businesses in Collin, Denton, Kaufman, and Rockwall counties - Financing: No cost consideration to the City **[03-1897; ORDINANCE 25322; APPROVED AS AMENDED]**

ADDENDUM

ADDITIONS:

CONSENT ADDENDUM

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS

Authorization of Contracts

1. Authorize a contract for the construction of streetscape improvements on Field Street from Wood Street to Pacific Avenue; Ervay Street from Young Street to Pacific Avenue; St. Paul Street from Young Street to Bryan Street, and Harwood Street from Young Street to Bryan Street for the Dallas City Center TIF District – Northern Pipeline Construction Company, lowest responsible bidder of five – \$2,780,691 - Financing: City Center TIF District Funds **[03-1898; APPROVED]**
2. Authorize a contract for the resurfacing of Commerce Street from Industrial Boulevard to Central Expressway and Elm Street from Industrial Boulevard to Akard Street and Pearl Expressway to Hawkins Street - Austin Bridge & Road, LP, lowest responsible bidder of three - \$1,512,178 - Financing: 1995 Bond Funds (\$436,584 to be reimbursed by Dallas County and \$1,075,594 to be reimbursed by the Texas Department of Transportation) **[03-1899; APPROVED]**
3. Authorize **(1)** a contract for selective demolition and Phase 1 construction of the 1600-1604 Elm Street Building with Nedderman and Associates, lowest responsible bidder of four in an amount not to exceed \$1,011,000, **(2)** a contract for abatement of asbestos and lead based paint at the 1600-1604 Elm Street Building with L. A. Environmental, Inc., lowest responsible bidder of five in an amount not to exceed \$81,650, **(3)** assignment of the construction and abatement contracts to 1600 Elm Street LTD for construction management, and **(4)** payment to 1600 Elm Street LTD in an amount not to exceed \$240,280 for design, reimbursables, and construction management - Total not to exceed \$1,332,930 - Financing: City Center TIF District Funds **[03-1900; APPROVED]**

ADDENDUM

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Contract Amendments

4. Authorize **(1)** Supplemental Agreement No. 5 to the contract with Thos. S. Byrne, Inc. to provide for signage and graphics for the Latino Cultural Center increasing the Guaranteed Maximum Price in the amount of \$25,000, from \$8,124,060 to \$8,149,060 and the total contract amount in an amount not to exceed \$25,000, from \$8,199,060 to \$8,224,060 and **(2)** an increase in appropriations in the amount of \$25,000 in the Latino Cultural Center Donation Fund - Total not to exceed \$25,000 - Financing: Latino Cultural Center Donation Funds **[03-1901; APPROVED]**

Construction Miscellaneous

5. Authorize **(1)** the expenditure of TIF Funds for the design and construction of park improvements including playground surfacing and equipment, a walking path, picnic tables and park benches at J. W. Ray Park in Tax Increment Financing Reinvestment Zone Number Two (Cityplace TIF District); and **(2)** the establishment of appropriations in an amount not to exceed \$70,000 in the Cityplace TIF District Fund for the design and construction of the park at J.W. Ray Park - Total not to exceed \$70,000 - Financing: Cityplace TIF District Funds **[03-1902; APPROVED AS AN INDIVIDUAL ITEM]**
6. Authorize a development agreement with the Dallas Independent School District for the design and construction of the new Arcadia Park Branch Library to be located at Morocco Avenue and Justin Avenue, adjacent to and constructed in conjunction with the new Arcadia Park Elementary School and at a future date reimbursement will be made to Dallas Independent School District for the payment of the prorated development cost including design and construction of the library - Financing: This action has no cost consideration to the City **[03-1903; APPROVED AS AN INDIVIDUAL ITEM]**
7. Authorize a contract for the construction of a perimeter landfill gas control system at the Deepwood Loop 12 Landfill, including installation of an active gas collection trench, temporary flare station, debris relocation and related earthwork - Remedial Construction Services, L.P., lowest responsible bidder of two - \$2,744,500 - Financing: 2003 Certificates of Obligation **[03-1904; APPROVED AS AN INDIVIDUAL ITEM]**
8. Authorize a Right of Entry Agreement with Dallas County to access the County=s property during the construction of the Trinity River Boat Ramp at Loop 12 - Financing: No cost consideration to the City **[03-1905; APPROVED]**

ADDENDUM

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

LAND MISCELLANEOUS

9. An ordinance abandoning a utility easement and a portion of a sanitary sewer easement to Market Place LH Partners, L.P., the abutting owner, containing a total of approximately 7,744 square feet of land located near the intersection of Northwest Highway and Jupiter Road, and authorizing the quitclaim - Revenue: \$5,000 plus the \$20 ordinance publication fee **[03-1906; ORDINANCE 25323; APPROVED]**
10. An ordinance abandoning a sanitary sewer easement to Debra J. Green, the abutting owner, containing approximately 1,235 square feet of land located near the intersection of Woodfin Road and Rockbrook Drive, and authorizing the quitclaim - Revenue: \$5,000 plus the \$20 ordinance publication fee **[03-1907; ORDINANCE 25324; APPROVED]**
11. An ordinance authorizing the acquisition of approximately 20,329 square feet of land in exchange for the abandonment of a portion of Mexicana Road to Robert Ward Williams, Angelica M. Saucedo and Julio Garcia, the abutting owners, containing approximately 17,830 square feet of land located near its intersection with Canada Drive, and authorizing the quitclaim - Financing: No cost consideration to the City **[03-1908; ORDINANCE 25325; APPROVED]**
12. Declare a tract of City-owned park land containing approximately 638,936 square feet located near the intersection of Morocco Avenue and Goodman Street unwanted and unneeded and authorize its sale to Dallas Independent School District - Revenue: \$217,238 **[03-1909; APPROVED AS AN INDIVIDUAL ITEM; ORDINANCE 25333]**
13. An ordinance abandoning portions of Elm and Lamar Streets rights-of-way to Dallas County Community College District, the abutting owner, containing approximately 232 square feet of land located at their intersection and authorizing the quitclaim - Revenue: \$12,594 plus the \$20 ordinance publication fee **[03-1910; ORDINANCE 25326; APPROVED]**
14. An ordinance abandoning a portion of a slope easement to Exxon Mobil Corporation, the abutting owner, containing approximately 18,470 square feet of land located near the intersection of IH 30 and North Cockrell Hill Road, and authorizing the quitclaim - Revenue: \$5,000 plus the \$20 ordinance publication fee **[03-1911; ORDINANCE 25327; APPROVED]**
15. An ordinance abandoning a portion of Ingersoll Street to Gary Sayre and Jana Sayre, the abutting owners, containing approximately 10,762 square feet of land located near its intersection with Singleton Boulevard, authorizing the quitclaim and providing for the dedication of approximately 8,625 square feet of land needed for park purposes - Revenue: \$5,000 plus the \$20 ordinance publication fee **[03-1912; ORDINANCE 25328; APPROVED]**

ADDENDUM

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

LAND MISCELLANEOUS (Continued)

16. An ordinance **(1)** authorizing the sale of unneeded tracts of City-owned land and, **(2)** abandoning a portion of alley right-of-way to The Housing Authority of the City of Dallas, Texas, the abutting owner, containing a total of approximately 69,042 square feet of land located near the intersection of Hall and Cochran Streets, and authorizing the conveyance and quitclaim - Revenue: \$815,396 plus the \$20 ordinance publication fee **[03-1913; ORDINANCE 25329; APPROVED]**
17. Authorize conveyance of an easement and right-of-way containing approximately 1,316 square feet of land to TXU Gas Company for the construction and maintenance of gas utility facilities across City-owned land at the Dallas Executive Airport located near the intersection of Red Bird Lane and Watership Lane - Revenue: \$987 **[03-1914; APPROVED]**

PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES

18. Authorize an increase in the sixty-month contract with Cingular Wireless, for cellular service and equipment - Not to exceed \$500,000, from \$5,500,000 to \$6,000,000 - Financing: Current Funds **[03-1915; APPROVED AS AN INDIVIDUAL ITEM]**

MISCELLANEOUS

19. Authorize settlement of a lawsuit styled Clyde Robert Francis v. City of Dallas, et al., Civil Action No. 3:02-CV-1875-K - \$116,500 - Financing: Current Funds **[03-1916; APPROVED]**
20. Authorize Supplemental Agreement No. 1 to the professional services contract with the law firm of Lloyd, Gosselink, Blevins, Rochelle, Baldwin & Townsend, P.C., for additional legal services regarding the claims of Manhattan Construction Company on the Convention Center Expansion project, and any other proceedings relating to the subject matter - Not to exceed \$125,000, from \$15,000 to \$140,000 - Financing: 1998 Convention Center Expansion Funds **[03-1917; APPROVED]**

ADDENDUM

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

MISCELLANEOUS (Continued)

21. Authorize Supplemental Agreement No. 1 to the professional services contract with The Carter Law Firm, P.C., to provide additional legal services in the lawsuits styled James F. Hill, et al. v. City of Dallas, Cause No. 95-00975-J, Albert, et al. v. City of Dallas, Cause No. 199-697-94, Arrendondo, et al. v. City of Dallas, Cause No. 199-1743-99, Barber, et al. v. City of Dallas, Cause No. 199-624-95, Willis, et al. v. City of Dallas, Cause No. 199-200-95, Martin, et al. v. City of Dallas, Cause No. 1-95-506 and Saucedo-Falls, et al. v. City of Dallas, Cause No. 1-02-780, and any other proceedings relating to the subject matter of the lawsuits - Not to exceed \$250,000, from \$250,000 to \$500,000 - Financing: Current Funds [03-1918; APPROVED]

City Center TIF District

Note: Addendum Item Nos. 22, 23, and 24 must be considered collectively.

22. * Rescind Resolution No. 02-3586 and Resolution No. 02-3587, previously approved on December 11, 2002, authorizing a development agreement and declaring the intent to reimburse GS Renaissance LTD for the funding in an amount to exceed \$3,200,000, of facade, demolition, streetscape and other authorized improvements related to the redevelopment of the Gulf States Building located at 1415 Main Street in Tax Increment Financing Reinvestment Zone Number Five (City Center TIF District) for the purpose of re-authorizing a development agreement and declaring the intent to reimburse GS Renaissance LTD and release appropriations previously established in Resolution No. 02-3586 in the amount of \$3,200,000 from the City Center TIF District Fund - Financing: No cost consideration to the City [03-1919; APPROVED]
23. * Authorize (1) a development agreement with GS Renaissance LTD to provide for the funding of facade, demolition, streetscape and other authorized improvements related to the redevelopment of the Gulf States Building located at 1415 Main Street in Tax Increment Financing Reinvestment Zone Number Five (City Center TIF District) in an amount not to exceed \$4,666,650; and (2) the establishment of appropriations in the amount of \$4,666,650 in the City Center TIF District Fund - Total not to exceed \$4,666,650 - Financing: To be advanced by a private developer and reimbursed from City Center TIF District Funds [03-1920; APPROVED]

ADDENDUM

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

MISCELLANEOUS (Continued)

City Center TIF District (Continued)

Note: Addendum Item Nos. 22, 23, and 24 must be considered collectively.

24. * A resolution declaring the intent of Tax Increment Financing Reinvestment Zone Number Five (City Center TIF District) to reimburse GS Renaissance LTD for funds advanced pursuant to a development agreement with GS Renaissance LTD in an amount not to exceed \$4,666,650 plus interest, for facade improvements, demolition, streetscape and other authorized improvements related to the redevelopment of the Gulf States Building located at 1415 Main Street in the City Center TIF District - \$4,666,650 - Financing: To be advanced by a private developer and reimbursed solely from the City Center TIF District Fund; accrued interest on private funds to be repaid solely from City Center TIF District Funds **[03-1921; APPROVED]**

25. Authorize a purchase and sale agreement with Dallas Roof Gardens, Inc. for a facade beautification easement on 1217 Main Street, upon completion of the building located in Tax Increment Financing Reinvestment Zone Number Five (City Center TIF District) and subject to the availability of City Center TIF District Funds in an amount not to exceed \$959,380 and future City Council approval of funding at the time of issuance of Certificate of Occupancy - Financing: City Center TIF District Funds **[03-1922; APPROVED]**

26. Authorize **(1)** a seven-year parking agreement in an amount not to exceed \$1,614,000 with Central Parking System of Texas, Inc., Parking Operator of the Dalpark Garage, to provide 225 parking spaces for public, short-term parking in the Dalpark Garage located at 1600 Commerce Street in Tax Increment Financing Reinvestment Zone Number Five; **(2)** TIF eligible public improvements in the form of leasehold improvements in an amount not to exceed \$81,000; and **(3)** the collection of parking revenue on a monthly basis for self parking in the Dalpark Garage located at 1600 Commerce Street near the intersection of Commerce and Ervay Streets in Tax Increment Financing Reinvestment Zone Number Five for an estimated amount of \$703,500 over a period of seven years - Total not to exceed \$1,695,000 - Financing: City Center TIF District Funds **[03-1923; APPROVED]**

ADDENDUM

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

MISCELLANEOUS (Continued)

27. Authorize **(1)** a contract with Simmons National Bank for the sale of Intown Housing Section 108 loans subject to due diligence for the Majestic located at 1900 Elm, Treymore at Cityplace Apartments located at 2101 Haskell, Kirby located at 1509 Main, Eban I located at 2900 Park Row and Deep Ellum located at 3300 Main and, **(2)** negotiations with the next highest responsive proposer should due diligence result in the withdrawal of the first offer - Financing: No cost consideration to the City **[03-1924; APPROVED AS AN INDIVIDUAL ITEM]**
28. Authorize a two-year extension of, and increase in the professional services contract with First Southwest Asset Management, Inc. for investment advisory services beginning November 1, 2003 through October 31, 2005 - Not to exceed \$80,000, from \$80,000 to \$160,000 - Financing: Current Funds (subject to annual appropriations) **[03-1925; APPROVED]**
29. Authorize preparation of plans for issuance of an amount not to exceed \$61,600,000 in General Obligation Refunding Bonds, Series 2003-A - Financing: This action has no cost consideration to the City **[03-1926; APPROVED]**

ITEMS FOR INDIVIDUAL CONSIDERATION

30. A resolution imposing a moratorium on the acceptance of applications for and issuance of permits to authorize the attachment or painting of a "wallscape sign" as defined in Section 51A-7.1306 of the Dallas City Code, as amended, if any portion of the sign would be located within 660 feet of the nearest edge of the right-of-way of a federal interstate or primary system highway - Financing: No cost consideration to the City **[03-1927; APPROVED]**
31. A resolution **(1)** authorizing the Dallas Convention and Visitors Bureau (DCVB) to pursue the bid for the 2008 National League of Cities Conference on behalf of the City of Dallas by offering incentives including complementary facility rental at the Dallas Convention Center; and **(2)** authorizing the DCVB to establish a local host committee or select a meeting planner and/or destination company to complete the sponsorship and fundraising requirements for hosting the conference - Not to exceed \$120,000 - Financing: Convention and Event Services Current Funds **[03-1928; APPROVED]**

ADDENDUM

ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

32. A resolution consenting to the City of Irving=s grant of a rebate incentive for Network Logistics, Inc. to relocate its new central warehouse/distribution facility to Dallas/Fort Worth International Airport (annual revenue is estimated at \$41,050 from estimated nonexempt inventory and other personal and real property tax values; 10-year revenue is estimated at \$410,502; revenue foregone is estimated at \$348,600 over 10 years) - Financing: No cost consideration to the City **[03-1929; APPROVED]**
33. A resolution declaring approximately 30.4 acres of land unneeded and unwanted for airport purposes and authorizing Dallas/Fort Worth International Airport to advertise the surplus land for sale or exchange at a minimum bid amount of \$3,973,000 through competitive bid - Financing: No cost consideration to the City **[03-1930; APPROVED]**
34. Approve a Program Statement for the Single-Family Housing Infrastructure Development Bond Program and authorize issuance of a Request for Applications soliciting funding requests for infrastructure development for new mixed income single-family subdivisions, contingent on the availability of future bond proceeds - Financing: No cost consideration to the City **[03-1931; APPROVED AS AMENDED]**
35. Authorize refinancing and restructuring of the two loans with South Dallas Fair Park InnerCity Development Corporation for the Grand Plaza Shopping Center in the original principal amounts of \$610,000 and \$75,000 to **(1)** consolidate the outstanding first lien loan balance of \$593,702 and the second lien line of credit outstanding balance of \$35,082, plus accrued interest; **(2)** provide for a \$10,000 annual principal repayment at 0% interest rate for the first five years following the loan restructuring or until such time as \$150,000 in deferred maintenance improvements is completed, whichever is earlier; **(3)** authorize \$150,000 from cash flow to fund required deferred maintenance improvements; and **(4)** revise terms for 15 years amortization at 2% interest after authorized deferred maintenance is completed or five years, whichever is earlier - Financing: No cost consideration to the City **[03-1932; APPROVED]**
36. Authorize amendments to the 2003 City Calendar to **(1)** change the City Council meeting start time from 9:00 a.m. to 10:00 a.m. for August through October and **(2)** incorporate changes to the Council Committees and their meeting schedules - Financing: No cost consideration to the City **[03-1933; APPROVED]**

ADDENDUM

ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

37. An ordinance denying the requested increase in residential, commercial and industrial rates for natural gas service as provided by TXU Gas Company - Financing: No cost consideration to the City **[03-1934; ORDINANCE 25330; APPROVED]**
38. Authorize **(1)** a tender agreement with the American Manufacturers Mutual Insurance Company for the completion of the Park in the Woods Recreation Center located at Mountain Creek Parkway and Wheatland Road, **(2)** the establishment of appropriations in the amount of \$151,539 in the Capital Gifts, Donation and Development Fund, and **(3)** a contract with Hagler Construction Company, Inc. for completion of the Park in the Woods Recreation Center - \$1,533,250 - Financing: 1998 Bond Funds (\$1,381,711) and Capital Gifts, Donation and Development Funds (\$151,539) **[03-1935; APPROVED]**
39. Authorize a contract for the completion of the Dallas Zoo Restaurant and Main Entry Bridge construction - MetalMan, Inc., best value proposer of two - \$448,691 - Financing: 1998 Bond Funds **[03-1936; APPROVED]**
40. Authorize a 120-day extension of the moratorium previously approved and effective on February 26, 2003 by Resolution No. 03-0818, freezing the current number of taxicab firms, vehicles, and drivers permitted in the city of Dallas - Financing: No cost consideration to the City **[03-1937; APPROVED]**
41. Authorize a five-year concession agreement, with two five-year renewal options, with the purchaser, Mitchell Smartt, of the Texas Queen passenger boat, to operate a commercial passenger boat service on Lake Ray Hubbard - Total Estimated Revenue: \$146,520 for five years plus five percent additional fee for any sales over \$540,000 per year, Year 1 (\$24,000); Year 2 (\$26,400); Year 3 (\$29,040); Year 4 (\$31,944); Year 5 (\$35,136) **[03-1938; APPROVED AS CORRECTED ON THE SECOND ADDENDUM]**

Reconsideration of Item No. 5, as amended, from the June 18, 2003 City Council Agenda

42. * Reconsideration of an ordinance amending Chapter 45 of the Dallas City Code to revise insurance requirements for taxicabs **[03-1939; APPROVED]**

If Addendum Item No. 42 is approved, the City Council shall consider Addendum Item No. 43.

43. * An ordinance amending Chapter 45 of the Dallas City Code to revise insurance requirements for taxicabs **[03-1939; ORDINANCE 25331; APPROVED]**

ADDENDUM

CORRECTIONS:

56. An application for and an ordinance granting an expansion of and an amendment to Specific Use Permit No. 975 for a Private school on property zoned an R-7.5(A) Single Family District on the southwest corner of Lovers Lane and Fisher Road
Recommendation of Staff: Approval, subject to a site plan and conditions
Recommendation of CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods subject to a site plan and conditions
Z023-173(RB) [03-1869]
57. An application for and an ordinance granting a renewal for Specific Use Permit No. 1449 for a Commercial amusement (inside) use limited to a Class A dance hall on property currently zoned a CR Community Retail District, and located on the east line of the Dallas North Tollway, north of Beltline Road
Recommendation of Staff: Approval, for a two-year period with eligibility for automatic renewal for additional two-year periods, subject to a site plan and conditions
Recommendation of CPC: ~~Pending June 12, 2003 hearing~~ Approval, for a two-year period, subject to a site plan and conditions
Z023-183 (FD) [03-1870]
68. An application for and an ordinance granting a Specific Use Permit for a Community Service Center on property zoned an R-5(A) Single Family District on Mexicana Road, west of Pluto Street
Recommendation of Staff: Approval, for a period of five years, subject to site plan and conditions
Recommendation of CPC: ~~Pending June 12, 2003 hearing~~ Approval, for a five-year period, subject to a site plan and conditions including modified hours of operation
Z023-228 (MM) [03-1881]

DELETION:

37. Authorize an amendment to Resolution No. 01-3356 previously approved on November 14, 2001, to extend the deadline for obtaining a final certificate of occupancy from August 31, 2003 to May 31, 2004 for State/Worthington Townhomes (Block 575) bounded by State Street, Worthington Street, Clay Alley and Guillot Alley located in Tax Increment Financing Reinvestment Zone Number One (State-Thomas TIF District) - Financing: No cost consideration to the City
[03-1849]

SECOND ADDENDUM

CORRECTIONS:

Addendum 41. Authorize a five-year concession agreement, with two five-year renewal options, ~~with the purchaser, Mitchell Smartt, of the Texas Queen passenger boat, Texas Queen Riverboat Corporation,~~ to operate a commercial passenger boat service on Lake Ray Hubbard - Total Estimated Revenue: \$146,520 for five years plus five percent additional fee for any sales over \$540,000 per year, Year 1 (\$24,000); Year 2 (\$26,400); Year 3 (\$29,040); Year 4 (\$31,944); Year 5 (\$35,136) **[03-1938]**