

AGENDA
CITY COUNCIL MEETING
MARCH 24, 2004
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) [04-0950]

Agenda Item/Open Microphone Speakers [04-0951]

VOTING AGENDA

1. Approval of Minutes of the February 25, 2004 City Council Meeting [04-0952;
APPROVED AS CORRECTED]

CONSENT AGENDA [04-0953]

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS

Engineering and Architectural Contracts

2. Authorize a professional services contract with Caye Cook & Associates for the development of a master plan including conceptual design for a dog park, boundary and topographic survey and environmental and cultural constraints survey at California Crossing Park located at 1400 California Crossing Road - \$35,424 - Financing: 2003 Bond Funds [04-0954; **APPROVED]**

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Engineering and Architectural Contracts (Continued)

3. Authorize a professional services contract with Metropolitan Infrastructure to provide evaluation of current drainage studies, surveying, mapping, preliminary plans, construction documents and construction administration at Hamilton Park located at 12100 Willowdell - \$21,827 - Financing: 2003 Bond Funds **[04-0955; APPROVED]**
4. Authorize a professional services contract with Dunkin, Sims, Stoffels, Inc. to provide a limited topographic survey, conceptual design, schematic design, design development, construction documents, bidding and construction administration at B.B. Owen Park located at 10700 Kingsley Road - \$32,150 - Financing: 2003 Bond Funds **[04-0956; APPROVED]**
5. Authorize a professional services contract with Caye Cook & Associates to provide topographic survey, conceptual design, schematic design, design development, construction documents, bidding and construction administration at Bickers Park located at 1400 Bickers - \$27,160 - Financing: 2003 Bond Funds **[04-0957; APPROVED]**
6. Authorize a professional services contract with Carter & Burgess, Inc. to provide topographic survey, design development, construction documents, bidding and construction administration for parking lot at Kiest Park, Phase II located at 3080 S. Hampton Road - \$35,510 - Financing: 2003 Bond Funds **[04-0958; APPROVED]**
7. Authorize a professional services contract with Halff Associates, Inc. to provide surveying, master planning, construction documents and construction administration at Teagarden Place Park located between Teagarden Road and Vine - \$22,988 - Financing: 2003 Bond Funds **[04-0959; APPROVED]**
8. Authorize a professional services contract with Phillips Swager Associates for architectural and engineering services for the design of the Timberglen Branch Library to be located near the corner of Timberglen Road and Midway Road - \$465,865 - Financing: 2003 Bond Funds **[04-0960; DELETED]**
9. Authorize professional services contracts with 29 consulting firms for the engineering design of 12 alley reconstruction projects, 21 street reconstruction projects, 13 alley petitions projects, 4 thoroughfare projects, 1 bridge repair, 1 storm drainage project, 4 erosion control projects and 1 flood management project (list attached) - \$2,589,021 - Financing: 2003 Bond Funds (\$1,994,496), Water Utilities Capital Improvement Funds (\$442,089), 2003-04 Community Development Grant Funds (\$152,436) **[04-0961; APPROVED AS AN INDIVIDUAL ITEM]**
10. Authorize a professional services contract with Dikita Engineering for the design of alley paving reconstruction and storm drainage improvements on the alley between Elkridge Drive and Ashbrook Road from Everglade Road to Enchanted Lane - \$31,885 - Financing: 2003 Bond Funds **[04-0962; APPROVED]**

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Engineering and Architectural Contracts (Continued)

11. Authorize a professional services contract with ARS Engineers, Inc. for the design of paving, drainage, and water main improvements on Houston School Road from Wheatland Road to Camp Wisdom Road - \$487,155 - Financing: 2003 Bond Funds (\$446,905), Water Utilities Capital Improvement Funds (\$40,250) **[04-0963; APPROVED AS AN INDIVIDUAL ITEM]**
12. Authorize a professional services contract with Freese & Nichols for contract administration, surveying, and quality control testing related to the landfill levee construction and wastewater line relocation at the McCommas Bluff Landfill - Not to exceed \$1,434,128 - Financing: 2003 Bond Funds **[04-0964; APPROVED]**

Authorization of Contracts

13. Authorize a contract with Art Shirer to design, fabricate and install an artwork in the lobby of the new Timberglen Recreation Center located at 3810 Timberglen Street - Not to exceed \$36,000 - Financing: 1998 Bond Funds **[04-0965; APPROVED]**
14. Authorize a contract for the restoration of the Esplanade fountain pylons at Fair Park - Phoenix 1 Restoration and Construction, Ltd., best value proposer of three - \$234,800 - Financing: 1998 Bond Funds **[04-0966; APPROVED]**
15. Authorize a contract for the replacement of sidewalks, curb and gutter, drive approaches, water and wastewater adjustments for the Sidewalk Replacement Program Group 02-04 (list attached) - V.A. Construction, Inc., lowest responsible bidder of ten - \$88,270 - Financing: Capital Assessment Funds (\$83,220), Water Utilities Capital Construction Funds (\$5,050) **[04-0967; APPROVED]**
16. Authorize **(1)** a contract for the construction of a new kennel, offices and training compound for the Canine Explosive Detection Unit at Dallas Love Field Airport with Furstenberg Construction Company, Inc., lowest responsible bidder of six in an amount not to exceed \$302,096 and **(2)** the establishment of appropriations in an amount not to exceed \$400,000 in the Federal Aviation Administration Airport Improvement Program Grant Fund - \$302,096 - Financing: Federal Aviation Administration Airport Improvement Program Grant Funds (\$226,572), Aviation Capital Construction Funds (\$75,524) **[04-0968; APPROVED]**

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Authorization of Contracts (Continued)

17. Authorize **(1)** a contract for the construction of street paving, storm drainage, water and wastewater, utility burial and relocation and streetscaping for The Mondrian at Cityplace located at the northeast corner of McKinney Avenue and Blackburn Street in City Place Tax Increment Financing Reinvestment Zone Number Two, City of Dallas, Texas (Cityplace Area TIF District) with North Texas Contracting, Inc., lowest responsible bidder of five, in an amount not to exceed \$1,149,271, **(2)** assignment of the construction contract to ZOM Cityplace, L.P. for construction administration and **(3)** payment to ZOM Cityplace, L.P. in an amount not to exceed \$613,000 for design, construction administration, street lighting, testing and utility burial and relocation - Total not to exceed \$1,762,271 - Financing: Private Funds (advance from ZOM Cityplace, L.P. to the Cityplace Area TIF District Fund) **[04-0969; APPROVED]**
18. Authorize a contract for the construction of a landfill levee at the McCommas Bluff Landfill - C. Watts and Sons Construction Co., Inc., lowest responsible bidder of five - Not to exceed \$8,072,453 - Financing: 2003 Bond Funds **[04-0970; APPROVED]**
19. Authorize a contract for the cleaning and rehabilitation of the Elm Fork Water Treatment Plant sludge lagoons A, B and C - Renda Environmental, Inc., lowest responsible bidder of four - \$4,671,000 - Financing: Water Utilities Capital Construction Funds **[04-0971; APPROVED]**
20. Authorize a contract for the rehabilitation of the reservoir, electrical improvements and construction of a new pump station at the Greenville Pump Station - Eagle Contracting, L.P., lowest responsible bidder of four - \$9,954,000 - Financing: Water Utilities Capital Improvement Funds (\$6,854,000) and Water Utilities Bond Funds (\$3,100,000) **[04-0972; APPROVED]**

Contract Amendments

21. Authorize **(1)** Supplemental Agreement No. 1 to the contract with Santiago Calatrava SA to provide engineering and design services to produce 30 percent construction documents for design of the IH-30 signature bridge across the Trinity River in an amount not to exceed \$3,000,000, from \$3,000,000 to \$6,000,000, **(2)** the receipt and deposit of privately donated funds in an amount not to exceed \$3,000,000, and **(3)** an increase in appropriations in the amount of \$3,000,000 in the IH-30 Bridge Donation Fund - Total not to exceed \$3,000,000 - Financing: Private Funds **[04-0973; APPROVED AS AN INDIVIDUAL ITEM]**
22. Authorize a decrease in the contract with L.D. Kemp Excavating, Inc. for the construction of Cell 5 at the McCommas Bluff Landfill for changes in minor contract elements - (\$14,993), from \$3,173,216 to \$3,158,223 - Financing: Capital Construction Funds **[04-0974; APPROVED]**

Construction Miscellaneous

23. Authorize an Interlocal Agreement with the Texas Department of Transportation for right-of-way acquisition and utility relocation on the Woodall Rodgers Extension (Spur 366) from IH 35E across the Trinity River to the intersection of Beckley Avenue and Singleton Boulevard - \$2,950,000 - Financing: 1998 Bond Funds **[04-0975; APPROVED]**
24. Authorize an Interlocal Agreement with the Texas Department of Transportation to provide cost reimbursement for traffic signal improvements at the intersections of LBJ Freeway at Abrams Road, Forest Lane, and Skillman Road - \$156,233 - Financing: Texas Department of Transportation Grant Funds **[04-0976; APPROVED]**
25. Authorize Supplemental Agreement No. 1 to the Interlocal Agreement with the Texas Department of Transportation for the design and construction of rehabilitation improvements to the Houston Street Viaduct from Hotel Street to Marsalis Avenue - Financing: This action has no cost consideration to the City **[04-0977; APPROVED]**
26. Authorize a public hearing to be held on April 28, 2004, to receive citizens' comments to correct and adjust the assessments for the cost of improvements against the abutting property owners at 1018 N. Bond Avenue, 1114 N. Bagley Street, 2914 Davis Street, and 404 S. Masters Drive, and at the close of the public hearing, consideration of an ordinance amending Ordinance No. 25017 previously approved on August 28, 2002, Ordinance No. 25074 previously approved on October 23, 2002, Ordinance No. 24174 previously approved on January 26, 2000, and Ordinance No. 25119 previously approved on November 13, 2002, to reflect these corrections and adjustments - Financing: No cost consideration to the City **[04-0978; APPROVED]**

LAND MISCELLANEOUS

27. An ordinance abandoning a portion of a drainage easement to Anford Pinnacle, L.P., the abutting owner, containing approximately 11,194 square feet of land located near the intersection of Cockrell Hill Road and Pinnacle Point Drive, and authorizing the quitclaim - Revenue: \$5,000 plus the \$20 ordinance publication fee **[04-0979; ORDINANCE 25523; APPROVED]**
28. An ordinance abandoning a portion of an alley to IC Development XII, Ltd., the abutting owner, containing approximately 682 square feet of land located near the intersection of Payne and Caroline Streets, and authorizing the quitclaim - Revenue: \$43,478 plus the \$20 ordinance publication fee **[04-0980; ORDINANCE 25524; APPROVED]**
29. An ordinance abandoning a portion of a sanitary sewer easement to Hebron-Old Denton, Ltd., the abutting owner, containing approximately 3,464 square feet of land located near the intersection of Alpha and Coit Roads, and authorizing the quitclaim - Revenue: \$5,000 plus the \$20 ordinance publication fee **[04-0981; ORDINANCE 25525; APPROVED]**

CONSENT AGENDA (Continued)

LAND MISCELLANEOUS (Continued)

30. Authorize a public hearing to be held on April 14, 2004, to receive citizens' comments, and at the close of the public hearing, consideration of the proposed sale of 5,000 square feet of park land (floodplain) located at 3600 block of West Lawther Drive, being part of White Rock Lake Park - Financing: This action has no cost consideration to the City **[04-0982; APPROVED]**

PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES

31. Authorize an increase in the service contract with Herdez Trucking, Inc., for continuation of the removal and hauling of excavated materials from City facilities and worksites throughout the City - Not to exceed \$248,289, from \$993,153 to \$1,241,442 - Financing: 2003 Certificates of Obligation **[04-0983; APPROVED]**
32. Authorize a thirty-six-month service contract for maintenance and repair of fuel pumps, dispensing equipment, lines and tanks with the lowest responsible bidder of three - McCon Building and Petroleum Services, Inc. - Not to exceed \$352,560 - Financing: Current Funds **[04-0984; APPROVED]**
33. Authorize a thirty-six-month price agreement for feature film videos and digital video discs for the Dallas Public Library with the lowest responsible bidder of four - BWI - Not to exceed \$2,569,342 - Financing: Current Funds **[04-0985; APPROVED AS AN INDIVIDUAL ITEM]**
34. Authorize a thirty-six-month price agreement for solar powered school zone flashers and twenty-four hour warning flashers with the lowest responsible bidder of five - RTC Manufacturing, Inc. - Not to exceed \$1,026,767 - Financing: Current Funds **[04-0986; APPROVED AS AN INDIVIDUAL ITEM]**
35. Authorize a thirty-six-month price agreement for school zone flasher timing devices with Consolidated Traffic Controls, Inc. - Sole Source - Not to exceed \$251,550 - Financing: Current Funds **[04-0987; APPROVED]**
36. Authorize the purchase of twenty-seven automatic flush valve units from the lowest responsible bidder of two - Moody Bros. Inc. - Not to exceed \$59,593 - Financing: Water Utilities Current Funds **[04-0988; APPROVED]**

MISCELLANEOUS

37. Authorize **(1)** application for and acceptance of the Juvenile Justice and Delinquency Prevention Act grant to address Class C misdemeanor offenses committed by juveniles in the City of Dallas for the period September 1, 2004 through August 31, 2005 and **(2)** execution of the grant agreement - \$182,691 - Financing: Office of the Governor Criminal Justice Division State Grant Funds **[04-0989; APPROVED]**

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

38. Authorize the initial planning for possible major sports celebration(s) in honor of the Dallas Mavericks and/or Dallas Stars between June 14, 2004 and June 22, 2004, in accordance with the Policy Statement for Major Sports Celebrations previously approved on December 8, 1993 by Resolution No. 93-4570 - Financing: This action has no cost consideration to the City **[04-0990; APPROVED AS AN INDIVIDUAL ITEM]**
39. Authorize a replacement housing payment and disbursement of funds from the Home Repair Program for homeowner, Esterleon C. Johnson, as a result of an order to vacate and demolish by the Urban Rehabilitation Standards Board - Not to exceed \$55,000 - Financing: 2001-02 Community Development Grant Funds (\$32,500) and 2003-04 Community Development Grant Funds (\$22,500) **[04-0991; APPROVED]**
40. Authorize rescinding Resolution Nos. 02-3581 and 02-3582, previously approved on December 11, 2002, authorizing a development agreement and declaring the intent to reimburse 1600 Elm Street LTD for the funding of facade restoration and other improvements related to the redevelopment of 1600-1604 Elm Street (to be known as Blue Matrix) in an amount not to exceed \$1,500,000 and authorizing funding for a fire access corridor for 1600-1604 Elm Street in an amount not to exceed \$400,000, located in Tax Increment Financing Reinvestment Zone Five, City Center TIF District - Financing: No cost consideration to the City **[04-0992; APPROVED]**
41. Authorize rescinding Resolution Nos. 02-3583 and 02-3584, previously approved on December 11, 2002, authorizing a development agreement and declaring the intent to reimburse Main Street Partners Funding L.P. for funding in an amount not to exceed \$250,000 for demolition and public use improvements related to the redevelopment of the 1717 Main Street (Bank One Center) in Tax Increment Financing Reinvestment Zone Number Five (City Center TIF District), and rescind Resolution No. 03-1370, previously approved on May 14, 2003, extending the deadline for taking out building permits or funding TIF improvements for 1717 Main Street (Bank One Center) - Financing: No cost consideration to the City **[04-0993; APPROVED]**
42. Authorize **(1)** the application for and acceptance of grant funds from the Texas Commission on Alcohol and Drug Abuse in the amount of \$1,575,000 for the provision of substance abuse prevention activities for youth and families citywide for the period September 1, 2004 through August 31, 2009, **(2)** a local match in the amount of \$78,750 and **(3)** execution of the grant agreement - Total not to exceed \$1,653,750 - Financing: Texas Commission on Alcohol and Drug Abuse Grant Funds (\$1,575,000) and Current Funds (\$15,750)(subject to annual appropriations) **[04-0994; APPROVED]**
43. Authorize an Interlocal Agreement with the University of North Texas, Texas Woman's University, El Centro College, and other state-funded universities to provide an opportunity for students enrolled in their Nursing Programs to gain practical work experience by assisting in the City of Dallas Health Clinics during the period April 1, 2004 through March 31, 2006 - Financing: No cost consideration to the City **[04-0995; APPROVED]**

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

44. Authorize Supplemental Agreement No. 2 to the Interlocal Agreement with Dallas County to reallocate funds from the Supportive Services category to the Emergency/Tenant Based Rental Assistance category under the 2002-03 Housing Opportunities for Persons with AIDS Grant - Financing: No cost consideration to the City **[04-0996; APPROVED]**
45. Authorize Supplemental Agreement No. 1 to the Interlocal Agreement with Dallas County for general administrative services provided under the 2003-04 Housing Opportunities for Persons with AIDS grant - Not to exceed \$30,000, from \$3,438,440 to \$3,468,440 - Financing: 2002-03 Housing Opportunities for Persons with AIDS Grant Funds **[04-0997; APPROVED]**
46. Authorize a twelve-month renewal option to the contract with Aon Risk Services of Texas, Inc., for Insurance Broker of Record services for the period April 1, 2004 through March 31, 2005 - Not to exceed \$100,000 - Financing: Current Funds **[04-0998; APPROVED AS CORRECTED ON THE ADDENDUM]**
47. Authorize **(1)** the acceptance of amended proposals from SouthFair Community Development Corporation for the development of 4 unimproved properties obtained through the House Bill 110 process, and **(2)** a time extension for the development and execution of correction deeds and amended Deed Restrictions (list attached) - Financing: No cost consideration to the City **[04-0999; APPROVED]**
48. Authorize **(1)** the acceptance of an ExxonMobil Foundation Grant in the amount of \$252,000 to provide funding for employment, training and basic education services to Dallas youth; **(2)** implementation of the summer youth program from May 17, 2004 to August 20, 2004 for low to moderate income youth ages 16 and above, and certain costs for the students training, supplies and materials, wages, and professional development in the amount of \$227,000; and **(3)** an Interlocal Agreement with the Dallas County Community College District - El Centro College to operate the basic education component in the amount of \$25,000 - Total not to exceed \$252,000 - Financing: 2004 ExxonMobil Foundation Grant Funds **[04-1000; APPROVED]**
49. Authorize **(1)** a modification to the Correction Quitclaim Deed to change the number of single family structures from two structures of five structures to be built at 3615 Holmes Street by St. Philip's Neighborhood Development Corporation and sold to low income households, and **(2)** an amendment to deed restrictions for the property - Financing: No cost consideration to the City **[04-1001; APPROVED]**

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

50. Authorize **(1)** a public hearing to be held on April 14, 2004 to receive citizens' comments on the proposed private sale by quitclaim deed of 2 unimproved properties located at 3604 Parnell Street and 5418 Santa Fe Avenue acquired by the taxing authorities from the Sheriff's Sale to St. Philips Neighborhood Development Corporation and Central Dallas Community Development Corporation respectively, qualified non-profit organizations, and **(2)** at the close of the public hearing, consideration of approval of the sale of these properties - Financing: No cost consideration to the City **[04-1002; APPROVED]**
51. Authorize the reconstruction on-site of four homes in accordance with the Replacement Housing Program Statement requirements for the properties located at 1706 Bickers, 1843 Bickers, 4007 Puget, and 531 Woodbine - Not to exceed \$55,000 each for a total not to exceed \$220,000 - Financing: 2003-04 HOME Funds (\$125,000), 2003-04 Community Development Grant Funds (\$95,000) **[04-1003; APPROVED]**
52. Authorize a grant to the Nasher Sculpture Center pursuant to Chapter 380 of the Texas Local Government Code for services to promote economic development and stimulate cultural tourism activity within the Downtown Arts District - Not to exceed \$60,000 - Financing: Current Funds **[04-1004; APPROVED]**
53. Authorize a contract with the Greater Dallas Asian American Chamber of Commerce to provide a Community Outreach Liaison Program for the period from April 1, 2004 through March 31, 2005 - Not to exceed \$50,000 - Financing: Current Funds **[04-1005; APPROVED]**
54. Authorize a contract with the Greater Dallas Hispanic Chamber of Commerce to provide a Community Outreach Liaison Program for the period from April 1, 2004 through March 31, 2005 - Not to exceed \$72,317 - Financing: Current Funds **[04-1006; APPROVED]**
55. Authorize a one-year extension to the Interlocal Agreement with Dallas County Schools Transportation Services to transport participants to various programs and activities from May 1, 2004 through April 30, 2005 - Not to exceed \$112,300 - Financing: Current Funds (\$79,650); Walker Consent Decree Funds (\$9,900); and 2003-04 Community Development Grant Funds (\$22,750) **[04-1007; APPROVED]**
56. Authorize **(1)** acceptance of funds from Dallas Area Rapid Transit for the reimbursement of costs associated with the installation of a traffic signal at the intersection of Lancaster Road and Shellhorse Drive **(2)** an increase in appropriations in the amount of \$150,000 in the Capital Projects Reimbursement Fund - \$150,000 - Financing: Private Funds **[04-1008; DELETED]**

PUBLIC HEARINGS AND RELATED ACTIONS

ZONING CASES - CONSENT [04-1009]

57. An application for and an ordinance granting a CR Community Retail District on property zoned an R-7.5(A) Single Family District on the southwest corner of Prater Road and Rylie Road and a resolution accepting the deed restrictions volunteered by the applicant
Recommendation of Staff and CPC: Approval, subject to deed restrictions volunteered by the applicant
Z034-144 (WE) [04-1010; ORDINANCE 25526; APPROVED]
58. An application for and an ordinance granting an amendment to the Conceptual Plan and conditions for Planned Development District No. 174 for Retirement housing, Assisted living, Convalescent and nursing home, Multiple family, Hotel, Office, Game court center, Private recreation club, Private club, Medical clinic, Electrical substation, and those uses permitted as limited uses in an Office 2 District located on the west corner of Lemmon Avenue and Carlisle Street
Recommendation of Staff and CPC: Approval, subject to a conceptual plan, Phase I development plan, and conditions
Z034-120 (RB) [04-1011; CONTINUED UNTIL 04/28/04; HEARING OPEN]
59. An application for and an ordinance granting an RR Regional Retail District on property zoned an MU-3 Mixed Use District, south of Northwest Highway, east of Gardner Road and west of Walton Walker Boulevard (Loop 12)
Recommendation of Staff and CPC: Approval
Z034-141 (MM) [04-1012; CONTINUED UNTIL 04/14/04; HEARING OPEN]
60. An application for and an ordinance granting a Specific Use Permit for a private school use on property zoned an MC-1 Multiple Commercial District located on the south side of Lovers Lane between Caillet Street and Morton Street
Recommendation of Staff: Approval, for a three-year period, subject to a site plan, Traffic Management Plan and conditions
Recommendation of CPC: Approval, for a two-year period, subject to a site plan, Traffic Management Plan and conditions
Z034-143 (WE) [04-1013; ORDINANCE 25527; APPROVED AS AMENDED]

ZONING CASES - INDIVIDUAL

61. An application for and an ordinance granting a Specific Use Permit for an Open Enrollment Charter School on property zoned an R-7.5(A) Single Family District on the south side of Lynnacre Drive east of Reservoir Street and an ordinance terminating Specific Use Permit No. 414 for an Institution of a Charitable or Philanthropic Nature
Recommendation of Staff: Denial
Recommendation of CPC: Approval for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan, landscape plan and conditions and termination of Specific Use Permit No. 414 for an Institution of a Charitable or Philanthropic Nature
Z023-312 (DW) [04-1014; ORDINANCES 25528 AND 25529; CPC RECOMMENDATION FOLLOWED]
62. A City Plan Commission authorized hearing to determine the proper zoning on property zoned an R-7.5(A) Single Family District and an R-7.5(A)-MD-1 Single Family District with a Modified Delta Overlay with consideration being given to a Conservation District for an area generally bounded by Llano Avenue, Greenville Avenue, Belmont Avenue and Skillman Street and including both sides of Llano Avenue and Belmont Avenue (the Belmont Addition neighborhood) and an ordinance granting a Conservation District
Recommendation of Staff and CPC: Approval
Z023-174 (NB) [04-1015; ORDINANCE 25530; CPC RECOMMENDATION FOLLOWED]
63. An application for a Specific Use Permit for a Dance Hall on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, located on the southeast side of McKinney Avenue and southwest of Clyde Lane
Recommendation of Staff: Approval for a two-year period, subject to a site plan and conditions
Recommendation of CPC: Denial
Z034-131 (DW) [04-1016; APPROVED AS AMENDED]
64. An application for and an ordinance granting a Specific Use Permit for an Alcoholic Beverage Establishment use for a bar, lounge or tavern and a Commercial Amusement (inside) use for a Class A Dance Hall on property zoned a CR-MD-1 Community Retail District with a Modified Delta Overlay on Greenville Avenue and Sears Street, northwest corner
Recommendation of Staff and CPC: Approval, for a two-year period, subject to a site plan, and conditions
Z023-145 (WE) [04-1017; CONTINUED UNTIL 05/12/04; HEARING OPEN]

ZONING CASES - DALLAS INDEPENDENT SCHOOL DISTRICT

65. An application for and an ordinance granting a Planned Development District for a Public school other than an open-enrollment charter school use and R-10(A) Single Family District uses on property zoned an R-10(A) Single Family District, bounded by Rosser Road, Calculus Drive, Haydale Drive and Boca Bay Drive with consideration being given to a Specific Use Permit for a public school other than an open-enrollment charter school use
Recommendation of Staff: Approval of a Specific Use Permit for a Public school other than an open-enrollment charter school for a permanent period, subject to a site plan and conditions in lieu of the requested Planned Development District
Recommendation of CPC: Approval subject to a development plan and conditions
Z034-133 (MJF) [04-1018; ORDINANCE 25531; CPC RECOMMENDATION FOLLOWED]
66. An application for and an ordinance granting a Planned Development District for a Public school other than an open-enrollment charter school and R-7.5(A) Single Family District uses on property zoned an R-7.5(A) Single Family District on the northwest corner of the intersection of Willoughby Boulevard and IH-20
Recommendation of Staff and CPC: Approval, subject to a development plan and conditions
Z034-134 (MM) [04-1019; ORDINANCE 25532; CPC RECOMMENDATION FOLLOWED]
67. An application for and an ordinance granting a Planned Development District for a Public school other than an open-enrollment charter school use and R-7.5(A) Single Family District uses and an ordinance terminating Specific Use Permit No. 956 for a public elementary school on property zoned an R-7.5(A) Single Family District, bounded by Meadow Stone Lane, Bainbridge Avenue and Kirnwood Drive with consideration being given to a Specific Use Permit for a public school use other than an open-enrollment charter school
Recommendation of Staff: Approval of a Specific Use Permit for a Public school other than an open-enrollment charter school for a permanent period, subject to a site plan and conditions in lieu of the requested Planned Development District
Recommendation of CPC: Approval, subject to a development plan and conditions and the termination of Specific Use Permit No. 596 for a public elementary school
Z034-135 (MJF) [04-1020; ORDINANCE 25533; CPC RECOMMENDATION FOLLOWED]
68. An application for and an ordinance granting a Planned Development District for a Public school other than an open-enrollment charter school use and R-7.5(A) Single Family District uses on property zoned an R-7.5(A) Single Family District, bounded by Lakeland Drive, John West Road, Greenmeadow Drive and Forestcliff Drive with consideration being given to a Specific Use Permit for a public school use
Recommendation of Staff: Approval of a Specific Use Permit for a Public school other than an open-enrollment charter school for a permanent period, subject to a site plan and conditions in lieu of the requested Planned Development District
Recommendation of CPC: Approval, subject to a development plan and conditions
Z034-136 (MJF) [04-1021; ORDINANCE 25534; CPC RECOMMENDATION FOLLOWED]

ZONING CASES - DALLAS INDEPENDENT SCHOOL DISTRICT (Continued)

69. An application for and an ordinance granting a Planned Development District for a Public school other than an open-enrollment charter school use and MF-1(A) Multifamily District uses and an ordinance amending Specific Use Permit No. 1277 for a public school and tower/antenna for cellular communication to delete the public school uses on property zoned an MF-1(A) Multifamily District and Planned Development No. 335 for mixed use development, bounded by Verde Valley Lane, Montfort Drive, Celestial Road and Noel Road
Recommendation of Staff and CPC: Approval, subject to a revised development plan and conditions and approval of an amendment to Specific Use Permit No. 1277 for a public elementary school and tower/antenna for cellular communication to delete the public school use
Z034-137 (MJF) [04-1022; ORDINANCES 25535 AND 25536; APPROVED AS AMENDED]
70. An application for and an ordinance granting a Planned Development District for a Public school other than an open-enrollment charter school use and R-10(A) Single Family District uses on property zoned an R-16(A) Single Family District and an R-10(A) Single Family District on property bounded by Cox Lane, Crown Shore Drive, Cold Harbor Lane and Forest Lane, with consideration being given to a Specific Use Permit for a public school use
Recommendation of Staff: Approval of a Specific Use Permit for a Public school other than an open-enrollment charter school for a permanent period, subject to a site plan and conditions, in lieu of the requested Planned Development District
Recommendation of CPC: Approval, subject to a development plan and conditions
Z034-138(MJF) [04-1023; ORDINANCE 25537; CPC RECOMMENDATION FOLLOWED]

THOROUGHFARE PLAN AMENDMENTS

71. Authorize an amendment to the Thoroughfare Plan to delete Woody Road from Seagoville Road to Skyfrost Drive and an ordinance implementing the change - Financing: No cost consideration to the City **[04-1024; ORDINANCE 25538; APPROVED]**

MISCELLANEOUS HEARINGS

2003-04 Consolidated Plan Reprogramming Budget #4

72. * A public hearing to receive citizens' comments on a proposed changes to the 2003-04 Consolidated Plan Reprogramming Budget #4 for U.S. Department of Housing and Urban Development Grant Funds to allocate \$623,421 of HOME Program Income to be used in conjunction with Community Housing Development and Organization projects - Financing: No cost consideration to the City **[04-1025; HEARING CLOSED]**

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

MISCELLANEOUS HEARINGS (Continued)

2003-04 Consolidated Plan Reprogramming Budget #4 (Continued)

73. * Authorize the final adoption of the 2003-04 Consolidated Plan Reprogramming Budget #4 for U.S. Department of Housing and Urban Development Grant Funds to appropriate \$623,421 of HOME Grant Program Income to Community Housing Development Organization projects - Financing: No cost consideration to the City **[04-1025; APPROVED]**
74. A public hearing to receive citizens' comments in preparation of the FY 2004-05 Operating, Capital, Grant and Trust budgets - Financing: No cost consideration to the City **[04-1026; HEARING CLOSED]**
75. A public hearing to receive citizens' comments, and consideration of the proposed reclassification of 23,403 square feet of existing park land at Grauwlyer Park located at 7500 Harry Hines Boulevard for library use - Financing: No cost consideration to the City **[04-1027; HEARING CLOSED; APPROVED]**

ITEMS FOR INDIVIDUAL CONSIDERATION

76. 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) **[04-1028; APPOINTMENTS MADE TO BOARDS]**
77. An ordinance amending Chapter 43 of the Dallas City Code to **(1)** define terms; **(2)** establish one-time license fees and reduce the annual fees for certain uses of the public right-of-way for a designated time period for an annual estimated revenue loss of (\$100,000); **(3)** establish fees and requirements for licenses to use the public right-of-way for subdivision signs in residential neighborhoods and business parks for an annual estimated increase in revenue of \$10,000; and, **(4)** reduce the annual license fees for valet parking services conducted in the Central Business District for an annual estimated revenue loss of (\$10,000) - Total Estimated Annual Net Revenue Loss: (\$100,000) **[04-1029; ORDINANCE 25539; APPROVED]**
78. 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 Fort Worth Avenue, from the centerline of West Davis Street to the centerline of Beckley Avenue until July 22, 2004 - Financing: No cost consideration to the City (Requires a 3/4 vote of the full City Council for approval) **[04-1030; APPROVED]**

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

79. Authorize hardship relief for property located at 2317 Beaver Street from the Ft. Worth Avenue moratorium on the acceptance of applications for building permits and 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 **[04-1031; APPROVED]**
80. Authorize hardship relief for property located at 2138 Ft. Worth Avenue from the Ft. Worth Avenue moratorium on the acceptance of applications for building permits and 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 **[04-1032; APPROVED]**
81. Authorize renewal of the Good Faith Effort Program and adoption of the Good Faith Effort Plan - Financing: No cost consideration to the City **[04-1033; APPROVED]**
82. Authorize a thirty-six-month price agreement for brass fittings with the lowest responsible bidders of six - The Ford Meter Box Company Inc., James Jones Company, Mueller Company, Stuart Hose & Pipe Co., Romar Supply, Inc., and 4-Star Air, Hydraulic and Industrial Hose & Supply Inc. - Not to exceed \$1,266,866 - Financing: Water Utilities Current Funds (\$1,217,610), Current Funds (\$49,256) (Tie Bids) **[04-1034; AWARDED TO ROMAR SUPPLY, INC]**
83. Authorize a professional services contract with Strategic Community Solutions to provide assistance in addressing additional implementation issues and details for the overall Trinity River Corridor Project - \$50,000 - Financing: 1998 Bond Funds **[04-1035; APPROVED]**
84. Ratify an amendment to the service agreement with Holt Cat for heavy equipment rebuild work at the McCommas Bluff Landfill - Not to exceed \$157,686, from \$683,000 to \$840,686 - Financing: Current Funds **[04-1036; APPROVED]**
85. A resolution implementing a moratorium on the issuance of building permits and certificates of occupancy for Ross Avenue, from Central Expressway to Fitzhugh Avenue (Mayor Pro Tem Loza, Councilmembers Finkelman, Griffith, Lill, and Chaney via Mayor Miller) **[04-1037; APPROVED AS AMENDED]**

ITEMS FOR FURTHER CONSIDERATION

86. Authorize the quitclaim of 16 properties acquired by the taxing authorities from the Sheriff's Sale to the highest bidders (list attached) - Revenue: \$355,848 **[04-1038; POSTPONED UNTIL 04/14/04]**

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

ITEMS FOR FURTHER CONSIDERATION (Continued)

87. An ordinance granting renewal of a private license to F/P/D Fee Associates, L.P. for the use of approximately 1,277 square feet of land to maintain the existing pedestrian tunnel under Pacific Avenue right-of-way located near its intersection with St. Paul Avenue - Revenue: \$2,223 annually plus the \$20 ordinance publication fee **[04-1039; DELETED ON THE ADDENDUM]**

88. 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 **[04-1040; POSTPONED UNTIL 05/26/04]**

ADDENDUM

ADDITIONS:

Closed Session **[04-1041; CLOSED SESSION HELD]**

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

- Manhattan Construction Company v. Austin Commercial, Inc.,
Cause No. 03-8212-H
- Terrell Bolton v. City of Dallas, City Manager Teodoro Benavides;
Cause No. 04-CV0501-R
- Legal issues contract with Ampco Parking Systems, Inc.

CONSENT ADDENDUM

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS

Authorization of Contracts

1. Authorize **(1)** a contract for demolition and environmental remediation related to the redevelopment of the Dallas Power and Light building at 1506-1512 Commerce Street with CST Environmental, Inc., lowest responsible bidder of two, in an amount not to exceed \$2,697,800, **(2)** a contract for excavation for a future garage, replacement of windows, sills and exterior doors, and waterproofing related to the redevelopment of the Dallas Power and Light building at 1506-1512 Commerce Street with Andres Construction Services, LLC, lowest responsible bidder of two, in an amount not to exceed \$2,472,121, **(3)** assignment of the construction contracts to Hamilton DPL Development, Inc. for construction management, **(4)** payment to Hamilton DPL Development, Inc. in an amount not to exceed \$1,333,238 for design, reimbursables and construction management, and **(5)** extension of the deadline to complete the project, within the development agreement - Total not to exceed \$6,503,159 - Financing: City Center TIF District Funds **[04-1042; APPROVED]**

LAND MISCELLANEOUS

2. An ordinance abandoning a portion of a sanitary sewer easement to Mary Kay, Inc., the abutting owner, containing approximately 1,797 square feet of land located near the intersection of Regal Row and Governors Row, and authorizing the quitclaim - Revenue: \$5,000 plus the \$20 ordinance publication fee **[04-1043; ORDINANCE 25540; APPROVED]**

ADDENDUM

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

PURCHASING OF EQUIPMENT, SUPPLIES, AND SERVICES

3. Authorize **(1)** the purchase of 775 Fire Panels to be installed on all of the City's fleet of Crown Victorias from Fire Panel LLC - Sole Source; and **(2)** an increase in appropriations in the amount of \$271,250 in the Non-Departmental budget (\$247,225) and installation (\$24,025) by Equipment and Building Services - Total not to exceed \$271,250 - Financing: Contingency Reserve Funds **[04-1044; APPROVED]**

MISCELLANEOUS

4. A resolution pledging support of the Dallas Area Rapid Transit's federal funding request for the completion of the Southeast and Northwest Light Rail Transit Corridors and urging our federal elected representatives to work on our behalf to secure a Full Funding Grant Agreement for the expansion of Dallas Area Rapid Transit's light rail system - Financing: This action has no cost consideration to the City **[04-1045; APPROVED]**

ITEMS FOR INDIVIDUAL CONSIDERATION

5. Authorize payment of a judgment in a lawsuit styled Ronda Franklin, Individually, and As Next Friend of Lenice Page v. City of Dallas, Cause No. DV99-10053-F - \$28,654 - Financing: Current Funds **[04-1046; APPROVED]**
6. Authorize a professional services contract with the Law Offices of Deborah Hankinson PC, for legal services necessary in the lawsuit, styled City of Dallas v. Kenneth E. Albert, et al.; Case No. 05-03-01297-CV, and any other proceedings relating to the subject matter of this litigation - Not to exceed \$60,000 - Financing: Current Funds **[04-1047; APPROVED]**
7. Authorize a Supplemental Agreement to the equipment and service contract with SBC Global Services, Inc., and Ameritech Credit Corporation d/b/a SBC Capital Services, previously approved on November 15, 2000, for the period of April 1, 2004 through June 11, 2004, to finalize a restructured agreement - Financing: No additional cost consideration to the City **[04-1048; APPROVED]**

ADDENDUM

ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

8. Authorize an amendment to Lake Vista Ranch Municipal Utility District No. 3, previously approved on February 13, 2002 by Resolution No. 02-0685 to amend district boundaries, in accordance with a Settlement Agreement entered into among the City of Dallas, City of Heath and Travis Ranch Development, L.P. - Financing: No cost consideration to the City **[04-1049; APPROVED]**

CORRECTION:

46. Authorize a ~~twelve-month~~ nine-month renewal option to the contract with Aon Risk Services of Texas, Inc., for Insurance Broker of Record services for the period April 1, 2004 through ~~March 31, 2005~~ December 31, 2004 - Not to exceed \$100,000 - Financing: Current Funds **[04-0998]**

DELETION:

87. An ordinance granting renewal of a private license to F/P/D Fee Associates, L.P. for the use of approximately 1,277 square feet of land to maintain the existing pedestrian tunnel under Pacific Avenue right-of-way located near its intersection with St. Paul Avenue - Revenue: \$2,223 annually plus the \$20 ordinance publication fee **[04-1039]**