

**AGENDA**  
**CITY COUNCIL MEETING**  
**JUNE 23, 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) **[04-2020]**

Agenda Item/Open Microphone Speakers **[04-2021]**

VOTING AGENDA

1. Approval of Minutes of the June 9, 2004 City Council Meeting **[04-2022; APPROVED]**

CONSENT AGENDA **[04-2023]**

**AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS**

Engineering and Architectural Contracts

2. Authorize a professional services contract with Elliott and Associates Architects to provide platting, survey, storm water pollution prevention plan, schematic design, design development, construction documents, bidding and construction administration for a new pavilion, stage and amphitheater, parking, park benches, walk of fame, landscaping, and security lighting at Opportunity Park located at 3105 Pine Street - \$123,150 - Financing: 2003 Bond Funds **[04-2024; APPROVED]**

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Engineering and Architectural Contracts (Continued)

3. Authorize a professional services contract with Camargo Copeland Architects, LLP to provide scope identification, document preparation, design development, construction documents, bidding and construction administration for structural renovations at Kleberg Recreation Center located at 1515 Edd Road - \$76,250 - Financing: 2003 Bond Funds **[04-2025; APPROVED]**
4. Authorize a professional services contract with Conley Group to provide surveying, construction services, schematic design, design development, construction documents, bidding and construction administration for repairs and improvements to the River Exhibit within the Wilds of Africa at Dallas Zoo located at 1021 S. Ewing - \$153,900 - Financing: 2003 Bond Funds **[04-2026; APPROVED]**
5. Authorize a professional services contract with Halff Associates, Inc. to provide topographic survey, master planning, conceptual design, public meetings, schematic design and construction documents for realignment of trail, relocation of playground, relocation of baseball field, new trail extension, minor erosion control, new pedestrian bridge, identify location of a new pavilion, site furnishings, drinking fountain, minor landscaping and irrigation at Valley View Park located at 7000 Valley View Road - \$60,123 - Financing: 1998 Bond Funds (\$39,250) and 2003 Bond Funds (\$20,873) **[04-2027; APPROVED]**
6. Authorize a professional services contract with Sharon Odum Architect to provide topographic survey, schematic design, design development, construction documents, bidding and construction administration for removal and replacement of picnic pavilion, replacement of drinking fountain with Americans with Disabilities Act compliance, security lights, removal and replacement of playground, regrading and reseeding soccer and softball fields and sandlot at Casa View Park located at 11000 Itasca - \$49,700 - Financing: 2003 Bond Funds **[04-2028; APPROVED]**
7. Authorize a professional services contract with Gary Cunningham Architects and Planners, Inc. to provide schematic design, design development, construction documents, bidding and construction administration for connection of sprayground to sanitary sewer, redevelop and re-pave parking area, lighting, removal of picnic pavilion and replace with a medium pavilion at Daniieldale Park located at 500 W. Wheatland Road - \$60,050 - Financing: 2003 Bond Funds **[04-2029; APPROVED]**
8. Authorize a professional services contract with MESA Design Group to provide a preservation master plan at Reverchon Park located at 3505 Maple Avenue - \$119,900 - Financing: 1998 Bond Funds **[04-2030; APPROVED]**

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Engineering and Architectural Contracts (Continued)

9. Authorize a professional services contract with Legorreta + Legorreta A.C. to provide architectural programming and schematic design for Phase II of the Latino Cultural Center located at 2600 Live Oak Street - \$150,500 - Financing: 1998 Bond Funds **[04-2031; APPROVED AS AN INDIVIDUAL ITEM]**

Inwood Road from Forest Park Road to Lemmon Avenue

Note: Item Nos. 10, 11, & 12 must be considered collectively.

10. \* Authorize (1) a professional services contract with HNTB Corporation to provide engineering services for paving, storm drainage, water and wastewater main improvements on Inwood Road from Forest Park Road to Lemmon Avenue, (2) the receipt and deposit of funds from the Texas Department of Transportation and Dallas County in an amount not to exceed \$552,223, and (3) an increase in appropriations in the amount of \$552,223 in the Capital Projects Reimbursement Fund - Total not to exceed \$669,924 - Financing: 2003 Bond Funds (\$28,967), Texas Department of Transportation Funds (\$441,704), Dallas County Funds (\$110,519), and Water Utilities Capital Improvement Funds (\$88,734) **[04-2032; APPROVED]**
11. \* Authorize (1) an Interlocal Agreement with the Texas Department of Transportation for design review and construction administration of paving, storm drainage, water and wastewater improvements on Inwood Road from Forest Park Road to Lemmon Avenue, (2) the receipt and deposit of funds from Dallas County in an amount not to exceed \$8,707, and (3) an increase in appropriations in the amount of \$8,707 in the Capital Projects Reimbursement Fund - Total not to exceed \$10,989 - Financing: 2003 Bond Funds (\$2,282), Dallas County Funds (\$8,707) **[04-2033; APPROVED]**
12. \* Authorize a Project Specific Agreement with Dallas County for participation in cost of the design and construction of paving, storm drainage, water and wastewater main improvements on Inwood Road from Forest Park Road to Lemmon Avenue - Financing: This action has no cost consideration to the City **[04-2034; APPROVED]**

Authorization of Contracts

13. Authorize a contract for erosion control and trail improvements at Five Mile Creek Greenbelt (Kiest Valley) - Texas Standard Construction, Ltd., lowest responsible bidder of seven - \$188,940 - Financing: 2003 Bond Funds **[04-2035; APPROVED]**

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Authorization of Contracts (Continued)

14. Authorize (1) a contract for paving improvements at Robert E. Lee Park located at 3400 Turtle Creek Boulevard - Henneberger Construction, Inc., lowest responsible bidder of six; and (2) assignment of the contract to Lee Park Arlington Hall Conservancy - \$55,495 - Financing: 1998 Bond Funds **[04-2036; APPROVED]**
15. Authorize a contract for the interior finish-out of the Jack Evans Police Headquarters Facility - Harrison Quality Construction, Inc., lowest responsible bidder of two - \$486,299 - Financing: 1998 Bond Funds **[04-2037; APPROVED]**
16. Authorize (1) a contract for the fabrication and installation of signs for the Central Business District Wayfinding and Signage Program, Phase I with Bunting Graphics, Inc., lowest responsible bidder of seven, in the amount of \$553,886, (2) the receipt and deposit of funds from the Texas Department of Transportation in an amount not to exceed \$443,109, and (3) an increase in appropriations in the amount of \$443,109 in the Capital Projects Reimbursement Fund - Total not to exceed \$553,886 - Financing: Texas Department of Transportation Funds (\$443,109), Private Funds (\$110,777) **[04-2038; APPROVED]**
17. Authorize (1) a contract for the construction of sidewalk with brick pavers, streetscape and street lighting on Thomas Avenue from Maple-Routh Connection to Fairmount Street in Tax Increment Financing Reinvestment Zone Number One, (State-Thomas TIF District) with Texas Standard Construction, LTD., lowest responsible bidder of four, in an amount not to exceed \$48,026, (2) assignment of the contract to Givens Records Development, LTD. for construction administration, and (3) payment to Givens Records Development, LTD. in an amount not to exceed \$13,947 for design, construction administration, street lighting and testing - Total not to exceed \$61,973 - Financing: Private Funds (advance from Givens Records Development, LTD. to the State-Thomas TIF District Fund) **[04-2039; APPROVED]**
18. Authorize (1) a contract for selective demolition and exterior restoration related to the redevelopment of the Harlan Building located at 2018 Cadiz Street with Nedderman and Associates, Inc., lowest responsible bidder of two, in an amount not to exceed \$650,000; (2) assignment of the construction contract to Cadiz Street Properties, Ltd. for construction management; and (3) an increase in appropriations in the amount of \$2,496 in the Farmers Market TIF District Fund - Total not to exceed \$650,000 - Financing: Farmers Market TIF District Funds (\$647,504), Private Funds (\$2,496) **[04-2040; APPROVED AS AN INDIVIDUAL ITEM]**

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Authorization of Contracts (Continued)

19. Authorize a contract for the construction of the Southside Wastewater Treatment Plant Process Control System Expansion - WHF Electrical Contractors, Inc., lowest responsible bidder of four - \$7,335,000 - Financing: Water Utilities Capital Improvement Funds (\$6,835,000), Water Utilities Capital Construction Funds (\$500,000) **[04-2041; APPROVED]**

Contract Amendments

20. Authorize (1) an increase in the contract with Meridian Commercial, Inc. to provide for site work, masonry, structural steel, storm drainage, mechanical, electrical, utility reimbursement, plumbing and miscellaneous interior work for the construction of the Trammell Crow Visitor Education Pavilion at the Dallas Arboretum located at 8525 Garland Road, in the amount of \$54,712, from \$11,057,789 to \$11,112,501; and (2) an increase in appropriations in the amount of \$128,982 in the Dallas Arboretum and Botanical Society Fund - \$54,712, from \$11,057,789 to \$11,112,501 - Financing: Dallas Arboretum and Botanical Society Funds **[04-2042; APPROVED]**
21. Authorize Supplemental Agreement No. 2 to the contract with Hargreaves Associates to provide for design development for the Fair Park Comprehensive Development Plan Phase I implementation and a feasibility study for the Aquarium at Fair Park - \$205,669, from \$1,764,716 to \$1,970,385 - Financing: 1998 Bond Funds (\$78,922) and 2003 Bond Funds (\$126,747) **[04-2043; APPROVED]**
22. Authorize an increase in the contract with Starling Richardson Construction, Inc. to provide stormceptors at the north and south parking lots and repave the north parking facility for the Street Maintenance Facility located at the Southeast Service Center at 2721 Municipal Street - \$373,698, from \$3,198,241 to \$3,571,939 - Financing: 1985 Bond Funds **[04-2044; APPROVED]**
23. Authorize an increase in the contract with Integrated Roadway Services, Inc. to provide for revisions to streetscape traffic signals used in the downtown area and redesign of the traffic signal bases and other miscellaneous items on Market Street from Young Street to Elm Street - \$87,690, from \$1,121,488 to \$1,209,178 - Financing: 1998 Bond Funds **[04-2045; APPROVED]**
24. Authorize an increase in the contract with Rebcon, Inc., for the construction of approximately 600 linear feet of retaining wall along the north side of Linfield Road access road - \$155,222, from \$3,730,521 to \$3,885,743 - Financing: 1998 Bond Funds **[04-2046; APPROVED]**

CONSENT AGENDA (Continued)

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Contract Amendments (Continued)

25. Authorize Supplemental Agreement No. 13 to the contract with Phillips Swager Associates to provide additional architectural services for the interior finish-out of the Jack Evans Police Headquarters Facility - \$374,796, from \$5,702,301 to \$6,077,097 - Financing: 1998 Bond Funds **[04-2047; APPROVED]**
26. Authorize Supplemental Agreement No. 5 to the contract with APM & Associates, Inc., for the preparation of plans and specifications for water and wastewater improvements on Carbondale Street from Linfield Road to Loop 12 and preparation of plans for the intersecting street transition for the South Central Addition improvements - \$71,876, from \$463,991 to \$535,867 - Financing: 1995 Bond Funds (\$34,876), Water Utilities Bond Funds (\$37,000) **[04-2048; APPROVED]**
27. Authorize an increase in the contract with Rodman Excavation, Inc., for additional work related to the construction of closure and restoration activities at the Deepwood Loop 12 Landfill - \$112,560, from \$9,461,839 to \$9,574,399 - Financing: 2003 Certificates of Obligation **[04-2049; APPROVED]**
28. Authorize an increase in the contract with Remedial Construction Services, L.P., for the perimeter gas control system for the Deepwood Loop 12 Landfill Project - \$631,235, from \$2,578,000 to \$3,209,235 - Financing: 2003 Certificates of Obligation **[04-2050; APPROVED]**
29. Authorize Supplemental Agreement No. 1 to the professional services contract with Alan Plummer Associates, Inc. to provide additional engineering services for the Reclaimed Water Implementation Plan - \$472,728, from \$1,009,479 to \$1,482,207 - Financing: Water Utilities Capital Improvement Funds **[04-2051; APPROVED]**

Construction Miscellaneous

30. Authorize the City Manager to initiate a Request for Competitive Sealed Proposals project delivery method for repairs to the Poultry Building within the Pan American Complex at Fair Park - Financing: No cost consideration to the City **[04-2052; APPROVED]**
31. Authorize the City Manager to initiate a Request for Competitive Sealed Proposals project delivery method for the mural protection at the Centennial, Food and Fiber and Embarcadero Buildings at Fair Park - Financing: No cost consideration to the City **[04-2053; APPROVED]**

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Construction Miscellaneous (Continued)

32. Authorize Supplemental Agreement No. 1 to the Master Interlocal Agreement with the Texas Department of Transportation for design, right-of-way acquisition, utility relocation, and construction of paving, bridge, water and wastewater improvements on Churchill Way from Coit Road to the northbound U.S. 75 service road - \$945,605, from \$348,000 to \$1,293,605 - Financing: 2003 Bond Funds (\$767,418), Water Utilities Capital Improvement Funds (\$178,187) **[04-2054; APPROVED]**
33. Authorize (1) sidewalk paving improvements on Lake June Road from St. Augustine Road to Masters Drive; provide for partial payment of construction cost by assessment of abutting property owners; an estimate of the cost of the improvements to be prepared as required by law, and (2) a benefit assessment hearing to be held on August 25, 2004, to receive citizens' comments - Financing: This action has no cost consideration to the City **[04-2055; APPROVED]**
34. Authorize (1) sidewalk paving improvements for Sidewalk Group 03-124; provide for partial payment of construction cost by assessment of abutting property owners; an estimate of the cost of the improvements to be prepared as required by law, and (2) a benefit assessment hearing to be held on August 25, 2004, to receive citizens' comments (list attached) - Financing: This action has no cost consideration to the City **[04-2056; APPROVED AS AN INDIVIDUAL ITEM]**
35. Authorize (1) acceptance of funds from Dallas Area Rapid Transit in the amount of \$150,000 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 - Total not to exceed \$150,000 - Financing: Private Funds **[04-2057; APPROVED]**

LAND MISCELLANEOUS

36. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, by Dallas Area Rapid Transit (DART) of 15 tracts of land for the construction of DART's Southeast Corridor Line Section (SE1) of its Light Rail System located near the intersections of Gunter Avenue at J. B. Jackson, Jr. (Fourth Street) and Hatcher Street at Kenilworth Avenue (list attached) - Financing: No cost consideration to the City **[04-2058; APPROVED AS AN INDIVIDUAL ITEM]**
37. Authorize acquisition, including the exercise of the right of eminent domain, if such become necessary, by Dallas Area Rapid Transit (DART) of 6 tracts of land for the construction of DART's Northwest Corridor Line Section (NW1-B) of its Light Rail System located near the intersections of Inwood Road at Denton Drive and Wycliff Avenue at Rosewood Avenue (list attached) - Financing: No cost consideration to the City **[04-2059; APPROVED AS AN INDIVIDUAL ITEM]**

CONSENT AGENDA (Continued)

LAND MISCELLANEOUS (Continued)

38. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, by Dallas Area Rapid Transit (DART) of a tract of land for the construction of DART's Northwest Corridor Line Section (NW3) of its Light Rail System located near the intersection of Northwest Highway and Denton Drive - Financing: No cost consideration to the City **[04-2060; APPROVED]**
39. A resolution declaring approximately 12,851 square feet of City-owned land located at 1101 and 1107 Jefferson Boulevard near its intersection with Sixth Street unwanted and unneeded and authorizing its advertisement for sale by sealed bids with a minimum bid of \$29,577 - Financing: No cost consideration to the City **[04-2061; APPROVED]**
40. An ordinance granting a license to Revista Communications, Inc. to install, operate and maintain self-service newsracks for the distribution of publications on street rights-of-way not open to vehicular traffic - Revenue: \$5 per rack annually plus the \$20 ordinance publication fee **[04-2062; ORDINANCE 25631; APPROVED]**
41. An ordinance granting a license to Want Ads of Dallas County, Inc. to install, operate and maintain self-service newsracks for the distribution of publications on street rights-of-way not open to vehicular traffic - Revenue: \$5 per rack annually plus the \$20 ordinance publication fee **[04-2063; ORDINANCE 25632; APPROVED]**
42. An ordinance abandoning a portion of a sanitary sewer easement to KB Home Lone Star LP, the abutting owner, containing approximately 1,797 square feet of land located near the intersection of Simpson Stuart and Bonnie View Roads, and authorizing the quitclaim - Revenue: \$5,000 plus the \$20 ordinance publication fee **[04-2064; ORDINANCE 25633; APPROVED]**
43. An ordinance reauthorizing the sale of approximately 6,004 square feet of undevelopable City-owned park land located at 5006 Columbia Avenue near its intersection with Munger Street to Dean Miller, the abutting owner - Revenue: \$44,000 **[04-2065; ORDINANCE 25634; APPROVED]**
44. A resolution declaring 2 tracts of City-owned land improved with former fire stations located at 4607 Lancaster Road and 8003 Lake June Road unwanted and unneeded and authorize their advertisement for sale by sealed bids with a minimum bid of \$50,000 for the Lancaster Road site and \$160,000 for the Lake June Road site - Financing: No cost consideration to the City **[04-2066; APPROVED]**
45. A resolution consenting to the City of Irving's grant of a Freeport Exemption for Dallas Cowboys Merchandising, Ltd., to relocate its new warehouse/distribution facility to Dallas/Fort Worth International Airport - Financing: No cost consideration to the City **[04-2067; APPROVED]**



CONSENT AGENDA (Continued)

LAND MISCELLANEOUS (Continued)

46. Authorize an amendment to the lease agreement with Pan Coastal Limited Partnership for an additional 12,967 square feet of office space located at 2121 Main Street for approximately two years and extend the lease for 33,967 square feet for three additional years from April 23, 2006 to April 23, 2009 - \$1,570,923 - Financing: Water Utilities Current Funds (subject to annual appropriations) **[04-2068; APPROVED AS AN INDIVIDUAL ITEM]**

PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES

47. Authorize (1) modification of the contract with Motorola, Inc. for additional system support and services for the Citizen Request Management System; (2) the purchase of hardware, software licenses, maintenance and support from Sun Microsystems, Inc.; and, (3) the purchase of additional ORACLE database licenses and support from Mythics, Inc. - Not to exceed \$446,823 - Financing: Current Funds (\$246,823), 2000 Equipment Acquisition Contractual Obligation Notes (\$200,000) **[04-2069; APPROVED]**
48. Authorize the purchase of school supply packets for the Mayor's 2004 Back-to-School Fair from the only bidder - Educational Products, Inc. - Not to exceed \$121,196 - Financing: Gift and Donations Funds **[04-2070; APPROVED]**
49. Authorize (1) designation of The Dallas Morning News as the official newspaper of the City for a twenty-four-month period; and (2) a twenty-four-month service contract for the publishing of official notices and City advertising - The Dallas Morning News - Sole Source - Not to exceed \$1,540,000 - Financing: Current Funds (\$1,454,000), Water Utilities Current Funds (\$50,000), Aviation Current Funds (\$20,000), 2003-04 Community Development Grant Funds (\$11,000), Convention and Event Services Current Funds (\$5,000) **[04-2071; APPROVED AS AMENDED]**
50. Authorize a thirty-six-month service contract to provide transportation starter services at Dallas Love Field with the lowest responsible bidder of five - Tolman Building Maintenance, Inc. - Not to exceed \$608,400 - Financing: Aviation Current Funds **[04-2072; APPROVED]**
51. Authorize a twenty-four-month service contract for plumbing services with the lowest responsible bidder of four - Concept Facility Services, LLC. - Not to exceed \$162,322 - Financing: Convention and Event Services Current Funds (\$100,163), Current Funds (\$52,396), Water Utilities Current Funds (\$9,763) **[04-2073; APPROVED]**
52. Authorize a thirty-six-month service contract with Verizon Network Integration Corp., through the State of Texas, Qualified Information System Vendors Cooperative Purchasing Program, to provide internet access and firewall security services - Not to exceed \$713,088 - Financing: Current Funds **[04-2074; APPROVED AS AN INDIVIDUAL ITEM]**

CONSENT AGENDA (Continued)

PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES (Continued)

53. Authorize the purchase and installation of an enterprise storage, backup, and recovery system and backup mainframe with the most advantageous proposer of four - ViON Corporation - Not to exceed \$2,800,000 - Financing: 2001 Equipment Acquisition Contractual Obligation Notes **[04-2075; DELETED]**
54. Authorize a thirty-six-month service contract for heating, ventilation and air conditioning repair and maintenance with the lowest responsible bidder of five - Toromont Process Systems, Inc. - Not to exceed \$246,754 - Financing: Current Funds **[04-2076; APPROVED]**
55. Authorize a thirty-six-month price agreement for ice with the lowest responsible bidder of two - Arctic Ice House, Inc. - Not to exceed \$307,128 - Financing: Water Utilities Current Funds (\$156,856), Current Funds (\$146,429), Convention and Event Services Current Funds (\$3,600), Aviation Current Funds (\$243) **[04-2077; APPROVED]**
56. Authorize a thirty-six-month price agreement for emergency medical exam gloves with the lowest responsible bidder of fourteen - Lone Star Safety & Supply, Inc. - Not to exceed \$423,884 - Financing: Current Funds **[04-2078; APPROVED]**
57. Authorize a twenty-four-month service contract, with one twelve-month renewal option, for title and loan closing services for the City's Home Repair Program with five proposers - All America Title Services, Inc., Luis A. Galindo, PLLC, Fee Office for North American Title, Metroplex Title, Inc., Fidelity National Title, and Best Title Services Corporation - Not to exceed \$248,000 - Financing: 2004-05 Community Development Grant Funds **[04-2079; APPROVED AS CORRECTED ON THE ADDENDUM]**
58. Authorize a twelve-month price agreement for signs, sign posts and sign installation hardware with the lowest responsible bidders of seventeen - Allied Tube & Conduit Corp., Custom Products Corp., Dyna Engineering, Ltd., Harveys Southwestern Materials, Inc. dba Southwestern Materials, Hydra-Shield Manufacturing, Inc., Roadrunner Traffic Supply, Inc., Rocal, Inc., Safeway Sign Co. and Ultimate Highway Products, Inc. - Not to exceed \$124,292 - Financing: Current Funds (\$94,149) and Water Utilities Current Funds (\$30,143) **[04-2080; APPROVED]**
59. Authorize a thirty-six-month price agreement for herbicide treatment of drainage channels within the Trinity River Levee System with the lowest responsible bidder of three - Spray Max, Inc. - Not to exceed \$377,172 - Financing: Current Funds **[04-2081; APPROVED]**
60. Authorize the purchase of an atomic absorption spectrophotometer for the East Side Water Treatment Plant from the only bidder - PerkinElmer LAS, Inc. - Not to exceed \$73,400 - Financing: Water Utilities Current Funds **[04-2082; APPROVED]**
61. Authorize a twenty-four-month price agreement for cast iron fittings with the lowest responsible bidders of two - National Waterworks, Inc. and Hughes Supply, Inc. - Not to exceed \$216,000 - Financing: Water Utilities Current Funds **[04-2083; APPROVED]**

MISCELLANEOUS

62. An ordinance amending Chapters 18 and 19 of the Dallas City Code to (1) define terms; (2) provide requirements, procedures and fees for licensing used tire businesses and permitting mobile tire repair units, with certain exceptions; (3) require transporters of scrap tires to purchase and display scrap tire transporter decals, with certain defenses; (4) provide for the impoundment and forfeiture of vehicles illegally transporting scrap tires; and (5) require tires accumulated on premises to be secured under roofed structures - Financing: This action has no cost consideration to the City **[04-2084; ORDINANCE 25635; APPROVED]**
  
63. Authorize settlement of the lawsuit styled Felsia E. Robison v. Claude H. Adams and City of Dallas, Cause No. cc-03-09624-e - \$6,500 - Financing: Current Funds **[04-2085; APPROVED]**
  
64. Authorize naming the new Dallas Love Field Airport Flag Plaza the "Danny L. Bruce Flag Plaza" in honor of Danny L. Bruce, former Director of Aviation at Dallas Love Field - Financing: No cost consideration to the City **[04-2086; APPROVED AS AN INDIVIDUAL ITEM]**
  
65. Authorize an amendment to Resolution No. 04-1448, previously approved on April 28, 2004, for the sale of the Harlan Building property and assignment of the current 99-year leasehold to Craig Melde to (1) reflect the subordination of the City's performance Deed of Trust to the construction lien lender, and (2) execute a subordinated debt agreement with Legacy Bank of Texas, the interim construction lender, for the restoration and redevelopment of the Harlan Building property in accordance with the objectives of the Farmers Market TIF District Project Plan - Financing: No cost consideration to the City **[04-2087; APPROVED AS AN INDIVIDUAL ITEM]**
  
66. Authorize (1) a public hearing to be held on August 11, 2004 to receive citizens' comments concerning the renewal of the Prestonwood Public Improvement District, in accordance with Chapter 372 of the Texas Local Government Code, for the specified area of the Prestonwood Public Improvement District (District) for the purpose of providing supplemental public services, to be funded by assessments on real property and real property improvements in the District, and at the close of the hearing, consideration of a resolution renewing the Prestonwood Public Improvement District for the purpose of providing supplemental public services, to be funded by assessments on real property and real property improvements in the District; and providing an effective date; and (2) approval of the Prestonwood Public Improvement District Service Plan for 2005-2011 - Financing: No cost consideration to the City **[04-2088; APPROVED AS AN INDIVIDUAL ITEM]**
  
67. An ordinance authorizing a change of zoning from an R-7.5(A) Single Family District to an R-5(A) Single Family District on property located on the south line of Catskill Street, west of Cheyenne Road Z023-287/11996(RB) - Financing: No cost consideration to the City **[04-2089; ORDINANCE 25636; APPROVED]**

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

Cityplace Area TIF District

Note: Item Nos. 68, 69, & 70 must be considered collectively.

68. \* Authorize rescinding Resolution No. 03-3088, previously approved on November 12, 2003, which authorized a development agreement with Oak Creek Partners, LTD., (1) funding of design and construction of the initial phase of public improvements for Unity Plaza in Cityplace Area TIF District; and (2) the establishment of appropriations in an amount not to exceed \$530,000 in the Cityplace Area TIF District Funds - \$530,000 - Financing: To be advanced by a private developer and reimbursed with interest from the Cityplace TIF District Funds and/or Tax Increment Bonds; accrued interest on private funds to be repaid solely from the Cityplace Area TIF District Funds and/or Tax Increment Bonds **[04-2090; APPROVED]**
69. \* Authorize rescinding Resolution No. 03-3088, previously approved on November 12, 2003, which declared the intent of Tax Increment Financing District Reinvestment Zone Number Two, (Cityplace Area TIF District) to reimburse Oak Creek Partners, LTD., for the funds advanced pursuant to a development agreement between the City of Dallas and Oak Creek Partners, LTD., in an amount not to exceed \$530,000 plus interest, for the initial phase of certain public improvements related to the development of Unity Plaza and reimbursed from the Cityplace Area TIF District Funds and/or Tax Increment Bonds; accrued interest (compounded semiannually) on private funds to be repaid solely from the Cityplace Area TIF District Fund and/or Tax Increment Bonds **[04-2091; APPROVED]**
70. \* Authorize the use of Series 2004 Cityplace Tax Increment Bond proceeds for payment of project costs associated with the design, engineering, construction management, and construction of the public improvements for Unity Plaza, Phase I as the link for the Cityplace DART Light Rail Station and the McKinney Avenue Trolley at the intersection of Central Expressway and Cityplace West Boulevard in Tax Increment Financing Reinvestment Zone Number Two, (Cityplace Area TIF District); and the establishment of appropriations in an amount not to exceed \$530,000 in the Cityplace Area TIF District Funds - \$530,000 - Financing: To be paid with the proceeds of Series 2004 Cityplace Tax Increment Bonds **[04-2092; APPROVED]**
71. Authorize (1) a third amendment to the contract with Texas Commission on Environmental Quality to accept additional grant funds to operate whole air samplers as part of the PM 2.5 air monitoring activities in Dallas, and; (2) execution of the grant agreement - Not to exceed \$347,200, from \$508,131 to \$855,331 - Financing: Texas Commission on Environmental Quality Grant Funds **[04-2093; APPROVED]**

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

72. Authorize a public hearing to be held on August 11, 2004 to receive citizens' comments on the reallocation of Housing Opportunities for Persons with AIDS funds contracted to Dallas County under the FY 2003-04 Consolidated Plan Budget - Financing: No cost consideration to the City **[04-2094; APPROVED]**
73. Authorize Renewal Option No. 1 to the contract with Turtle Creek Manor to provide residential substance abuse treatment for low income and uninsured adults for the period August 1, 2004 through July 31, 2005 - Not to exceed \$116,838 - Financing: Current Funds **[04-2095; APPROVED AS AN INDIVIDUAL ITEM]**
74. Authorize Renewal Option No. 1 to the contract with Nexus Recovery Center, Inc. to provide residential substance abuse treatment for low and moderate income, uninsured adult females for the period August 1, 2004 through July 31, 2005 - Not to exceed \$60,600 - Financing: Current Funds **[04-2096; APPROVED AS AN INDIVIDUAL ITEM]**
75. Authorize an amendment to the Replacement Housing/SHARE Program Statement to further define loan terms relating to the value of the existing home prior to a replacement housing loan - Financing: No cost consideration to the City **[04-2097; APPROVED]**
76. Authorize (1) a public hearing to be held on August 11, 2004 to receive citizens' comments on the proposed private sale by quitclaim deed of 3 unimproved properties located at 1818 Ebbtide, 551 Elkhart and 4803 Frio acquired by the taxing authorities from the Sheriff's Sale to Foundation for Housing Resources, Inc., a qualified non-profit organization 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 **[04-2098; APPROVED]**
77. Authorize the reconstruction on-site of one home in accordance with the Replacement Housing Program Statement requirements for the property located at 1941 Gallagher Street - Not to exceed \$55,000 - Financing: 2003-04 Community Development Grant Funds **[04-2099; APPROVED]**
78. Authorize the first of two one-year renewal options to the contract with KPMG LLP, for the audit of the City's financial operations and grant activities for the fiscal year ending September 30, 2004 - Not to exceed \$440,500 - Financing: Current Funds (\$409,500) and Bond Funds Interest Earnings (\$31,000) **[04-2100; APPROVED]**
79. Authorize a resolution to change the list of employees allowed to conduct transactions for the investment of City funds in the Texas Local Government Investment Pool - Financing: No cost consideration to the City **[04-2101; APPROVED]**

## CONSENT AGENDA (Continued)

### MISCELLANEOUS (Continued)

80. Authorize an amendment to the twenty-year management agreement with Fair Skate, a Texas non-profit corporation, to allow specific repair and renovation of the existing equipment at the Fair Park Coliseum at the sole cost of Fair Skate, and allow Fair Skate to manage the operation of the Fair Park Coliseum as an ice skating facility beginning in November 2004 until either the existing coliseum is closed or the City determines that the Dallas Cowboys will not relocate to Fair Park - Financing: No cost consideration to the City **[04-2102; APPROVED]**
81. Authorize a development agreement with Texas Discovery Gardens for conversion of the Tropical Conservatory into the Rosine Smith Sammons Butterfly House and insectarium and the necessary building renovations to the Texas Discovery Gardens at Fair Park intersection of Martin Luther King, Jr., Boulevard and 2nd Street - Financing: This action has no cost consideration to the City **[04-2103; APPROVED]**
82. Authorize application to the National Park Service for a grant in the amount of \$1,200,000 for the restoration of architectural elements and fountains, replacement of plaza paving, lighting at architectural elements and associated electrical work for Dealey Plaza (local match in the amount of \$600,000 will be required if awarded) - Financing: This action has no cost consideration to the City **[04-2104; APPROVED]**
83. Authorize (1) the application for and acceptance of the Impaired Driving Mobilization Selective Traffic Enforcement Program, Overtime Enforcement grant in the amount of \$50,000 from the Texas Department of Transportation for a statewide Driving While Intoxicated enforcement campaign, for the period June 28, 2004 through September 30, 2004, (2) a City contribution of pension and Federal Insurance Contributions Act costs in the amount of \$14,110, and (3) execution of the grant agreement - Total not to exceed \$64,110 - Financing: Current Funds (\$14,110) and Texas Department of Transportation Grant Funds (\$50,000) **[04-2105; APPROVED]**
84. Authorize an amendment to the Road Hump Policy and Installation Procedures to provide an appeal process to the City Plan Commission and City Council for streets with measured speeds from 31 to 34 miles per hour - Financing: No cost consideration to the City **[04-2106; APPROVED]**

## PUBLIC HEARINGS AND RELATED ACTIONS

### ZONING CASES - CONSENT [04-2107]

85. An application for and an ordinance granting an Historic Overlay District for the Bromberg House located on property zoned an R-7.5(A) Single Family District on Wendover Road, north of Meadow Lake Avenue  
Recommendation of Staff and CPC: Approval, subject to preservation criteria  
Z034-201 (JA) [04-2108; ORDINANCE 25637; CPC RECOMMENDATION FOLLOWED]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

ZONING CASES - CONSENT (Continued)

86. An application for and an ordinance granting an Historic Overlay District for the Zion Hill Missionary Baptist Church on property zoned a TH-3(A) Townhouse District on the northwest corner of Morrell Avenue and Fernwood Avenue  
Recommendation of Staff and CPC: Approval, subject to preservation criteria  
Z034-205 (JA) [04-2109; ORDINANCE 25638; CPC RECOMMENDATION FOLLOWED]
87. An application for and an ordinance granting a CR Community Retail District on property zoned a P(A) Parking District, on the east side of Eastern Avenue, south of Lovers Lane and west of the Dallas North Tollway and a resolution accepting deed restrictions volunteered by the applicant  
Recommendation of Staff: Approval  
Recommendation of CPC: Approval, subject to deed restrictions volunteered by the applicant  
Z034-217 (MM) [04-2110; ORDINANCE 25639; CPC RECOMMENDATION FOLLOWED]
88. An application for and an ordinance granting an MF-1(A) Multifamily District on property zoned an R-7.5(A) Single Family District and a CR Community Retail District on the south line of Simpson Stuart Road, east of Lancaster Road and a resolution accepting deed restrictions volunteered by the applicant  
Recommendation of Staff and CPC: Approval, subject to deed restrictions volunteered by the applicant  
Z034-206 (RB) [04-2111; ORDINANCE 25640; CPC RECOMMENDATION FOLLOWED]

ZONING CASES - INDIVIDUAL

89. An application for and an ordinance granting a P(A) Parking District on property zoned an R-5(A) Single Family District, located on the northwest corner of the intersection of Sylvan Street and McBroom Street  
Recommendation of Staff: Denial  
Recommendation of CPC: Approval, subject to a site plan  
Z034-219 (MM) [04-2112; ORDINANCE 25641; CPC RECOMMENDATION FOLLOWED]
90. An application for and an ordinance granting a Planned Development District for a Mini-warehouse and RR Regional Retail District Uses on property zoned an LO-1 Limited Office District, an LO-3 Limited Office District, a CR Community Retail District, and an RR Regional Retail District on the north line of Beckleymeade Avenue, west of Willoughby Boulevard  
Recommendation of Staff: Denial  
Recommendation of CPC: Approval, subject to a development plan, landscape plan, and conditions  
Z023-265 (RB) [04-2113; ORDINANCE 25642; CPC RECOMMENDATION FOLLOWED]

ZONING CASES - INDIVIDUAL (Continued)

91. An application for a Planned Development Subdistrict for GR General Retail uses on property zoned an MF-2 Multiple-family Subdistrict and a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, located southeast of Knight Street and southwest of Cedar Springs Road, and an ordinance granting a Planned Development Subdistrict for GR General Retail uses on Tract A and MF-2 Multiple-family uses plus bank without drive-through window service on Tract B  
Recommendation of Staff: Approval, subject to a development plan and conditions  
Recommendation of CPC: Approval of a Planned Development Subdistrict for GR General Retail uses on Tract A and MF-2 Multiple-family uses plus bank without drive-through window service on Tract B, subject to a development plan, landscape plan and conditions  
Z034-127 (DW) [04-2114; ORDINANCE 25643; CPC RECOMMENDATION FOLLOWED]
92. An application for a Medium Commercial/Office Plus Subdistrict on property zoned a Medium Commercial/Office Subdistrict within Planned Development District No. 631, the West Davis Special Purpose District, and a Specific Use Permit for a commercial bus station and terminal use on the north side of Davis Street, west of Westmoreland Road  
Recommendation of Staff and CPC: Denial  
Z034-171 (WE) [04-2115; DENIED WITH PREJUDICE]
93. An application for an expansion of Planned Development District No. 498, the Harry Hines Corridor Special Purpose District, on property zoned an IR Industrial Research District on the west line of Anaheim Drive, south of Forest Lane and the termination of a portion of Specific Use Permit No. 97 for an Airport that encompasses the site  
Recommendation of Staff and CPC: Denial  
Z034-207 (RB) [04-2116; DELETED ON THE ADDENDUM]
94. An application for a Planned Development District for a CR-MD-1 Community Retail District with a Modified Delta Overlay, an MF-2(A)-MD-1 Multifamily District with a Modified Delta Overlay, an MC-MD-1 Multiple Commercial District with a Modified Delta Overlay and UC-1 Urban Corridor District uses on property zoned a CR-MD-1 Community Retail District with a Modified Delta Overlay, an MF-2(A)-MD-1 Multifamily District with a Modified Delta Overlay and an MC-MD-1 Multiple Commercial District with a Modified Delta Overlay, bounded by Greenville Avenue, Alta Street, Summit Avenue and Lewis Street  
Recommendation of Staff and CPC: Denial  
Z034-147 (WE) [04-2117; REFER BACK TO CPC; BRING ORDINANCE BACK 08/11 /04]



STREET NAME CHANGE - INDIVIDUAL

95. An application for and an ordinance granting a street name change, changing the name of Coalson Avenue to C. L. Veasey Boulevard from Ann Arbor Avenue to southwest of Marjorie Avenue  
Recommendation of Staff and CPC: Approval  
NC012-103 [04-2118; ORDINANCE 25644; APPROVED]

ZONING CASES - DALLAS INDEPENDENT SCHOOL DISTRICT

96. An application for and an ordinance granting a Planned Development District for a public school use 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, bounded by Blossom Lane, Pritchard Lane, Hume Drive and Piedmont Drive  
Recommendation of Staff and CPC: Approval, subject to a development plan and conditions  
Z034-208 (MJF) [04-2119; ORDINANCE 25645; CPC RECOMMENDATION FOLLOWED]
97. 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-2(A) Multifamily District uses on property zoned an MF-2(A) Multifamily District, located on the northeast corner of Denton Drive and Inwood Road  
Recommendation of Staff and CPC: Approval, subject to a development plan and conditions  
Z034-209 (MJF) [04-2120; ORDINANCE 25646; CPC RECOMMENDATION]

ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL

98. An application for and an ordinance granting an amendment to the Phase I development plan and conditions for Planned Development District No. 114 for Retail, Hotel, Office, Multiple Family, and Entertainment and Recreational Uses, on the northeast corner of Belt Line Road and Prestonwood Boulevard  
Recommendation of Staff and CPC: Approval, subject to a Phase I development plan and conditions  
Z034-173 (RB) [04-2121; ORDINANCE 25647; CPC RECOMMENDATION]  
Note: This item was considered by the City Council at a public hearing on June 9, 2004, and was taken under advisement until June 23, 2004, with the public hearing open.

ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL (Continued)

99. An application for a Specific Use Permit for a Hotel or Motel use on property zoned an HC Heavy Commercial Subdistrict in Planned Development District No. 193, the Oak Lawn Special Purpose District on the north corner of Maple Avenue and Mahon Street  
Recommendation of Staff: Approval, for a two-year period with automatic renewals for additional five year periods, subject to site plan and conditions  
Recommendation of CPC: Denial  
**Z034-116 (MM) [04-2122; APPROVED AS AMENDED; ORDINANCE 25648]**  
Note: This item was considered by the City Council at a public hearing on June 9, 2004, and was taken under advisement until June 23, 2004, with the public hearing open.
100. 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) [04-2123; DENIED WITHOUT PREJUDICE]**  
Note: This item was considered by the City Council at public hearings on March 24 and May 12, 2004, and was held under advisement until June 23, 2004, with the public hearing open.
101. 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) [04-2124; CONTINUED UNTIL 10/13/04; HEARING OPEN]**  
Note: This item was considered by the City Council at public hearings on May 28, June 25, August 13, September 10, and November 12, 2003, and was taken under advisement until June 23, 2004, with the public hearing open.

**BENEFIT ASSESSMENT HEARINGS**

102. A benefit assessment hearing to receive citizens' comments for street paving, storm drainage, water and wastewater main improvements for Street Group 03-439, and at the close of the hearing, authorize an ordinance levying benefit assessments, and a contract for the construction with SYB Construction Company, Inc., lowest responsible bidder of seven (list attached) - \$467,953 - Financing: 2003 Bond Funds (\$314,777), Water Utilities Capital Improvement Funds (\$145,226), Water Utilities Capital Construction Funds (\$7,950) **[04-2125; ORDINANCE 25649; HEARING CLOSED; APPROVED]**

## PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

### BENEFIT ASSESSMENT HEARINGS (Continued)

103. A benefit assessment hearing to receive citizens' comments for street paving and storm drainage improvements and water and wastewater adjustments on Lillian Street from W. Eighth Street to W. Davis Street; and at the close of the hearing, authorize an ordinance levying benefit assessments, and a contract for the construction with P & E Contractors, Inc., lowest responsible bidder of seven - \$137,048 - Financing: 2003 Bond Funds **[04-2126; ORDINANCE 25650; HEARING CLOSED; APPROVED]**

### FLOODPLAIN APPLICATIONS

Note: Item Nos. 104 & 105 must be considered collectively.

#### Dixon Branch

104. \* Application for a fill permit and removal of the floodplain (FP) prefix from 5.07 acres of land zoned Industrial Retail (IR), currently in the 100-year floodplain of Dixon Branch, located at 10214 East Plano Road, north of LBJ Freeway and the KCS Railroad - Fill Permit 04-01 - Financing: No cost consideration to the City **[04-2127; HEARING CLOSED]**
105. \* Authorize an amendment to the 1984 Floodplain Management Report for Dixon Branch and Tributaries to eliminate the requirement for a detention basin located upstream and north of LBJ Freeway and the KCS Railroad - Financing: No cost consideration to the City **[04-2127; APPROVED]**

### MISCELLANEOUS HEARINGS

106. A public hearing to receive citizens' comments on the proposed FY 2004-05 Consolidated Plan Budget for U.S. Department of Housing and Urban Development Grant Funds and the proposed FY 2003-04 Reprogramming Budget - Financing: No cost consideration to the City **[04-2128; HEARING CLOSED]**

### ITEMS FOR INDIVIDUAL CONSIDERATION

107. 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) **[04-2129 (FULL) AND 04-2130 (IND); APPOINTMENTS MADE TO BOARDS]**
108. Authorize an Historic Development Program tax abatement for the Bromberg/Patterson House located at 3201 Wendover Road for ten years on the added value of the land and structure (Estimated revenue foregone for a ten-year abatement is \$64,339) - Financing: No cost consideration to the City **[04-2131; APPROVED]**
109. Authorize the sale by quitclaim deed of all or portions of 11 unimproved properties acquired by the taxing authorities from three Sheriff's Sales to the Dallas Independent School District (list attached) - Revenue: \$416,282 **[04-2132; APPROVED]**

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

110. 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 until November 19, 2004 - Financing: No cost consideration to the City (Requires a 3/4 vote of the full City Council for approval) **[04-2133; APPROVED AS AMENDED]**
111. Authorize an extension of the moratorium on the acceptance of applications for building permits or certificates of occupancy for Ross Avenue, from Central Expressway to Fitzhugh Avenue until November 19, 2004 - Financing: No cost consideration to the City (Requires a 3/4 vote of the full City Council for approval) **[04-2134; APPROVED]**
112. Authorize a real property tax abatement agreement with Building No. 3, Mountain Creek, L.P. for the purpose of granting a ten-year abatement of 90 percent of the taxes on added value to the real property for its new building located within Enterprise Zone Two on vacant land at Mountain Creek Parkway in Mountain Creek Business Park - Revenue: First-year tax revenue estimated at \$3,639; Ten-year revenue estimated at \$36,390; (Estimated revenue foregone for ten-year property abatement is \$327,506) - Financing: No cost consideration to the City **[04-2135; APPROVED]**
113. Authorize hardship relief for property located at 2121 West Colorado Boulevard 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 **[04-2136; APPROVED]**
114. Authorize hardship relief for property located at 1645 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 **[04-2137; DENIED]**
115. Authorize hardship relief for property located at 1808 Sylvan 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 **[04-2138; APPROVED]**

## ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

116. Authorize hardship relief for property located at 500 West Main 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 **[04-2139; APPROVED]**
117. An ordinance amending Chapter 2 of the Dallas City Code to (1) redefine the date of valuation for abandonments; (2) authorize the use of Dallas Central Appraisal District values for abandonments under \$20,000; (3) require independent appraisals for abandonments over \$20,000; (4) authorize discounting of abandonment fees by appraisers for property rights retained by the City; and (5) establish a fee for abandonment of easements originally purchased by the City pursuant to recommendations from the Real Estate Task Force - Financing: No cost consideration to the City **[04-2140; ORDINANCE 25651; APPROVED]**

## ITEMS FOR FURTHER CONSIDERATION

118. A resolution declaring approximately 8 acres of vacant City-owned land located near the intersections of Iroquois and Fannie Streets and Ingersoll Street and Chippewa Drive unwanted and unneeded and authorize the private sale through the Land Transfer Program to Builders of Hope Community Development Corporation, a qualified non-profit organization, for the development of low and moderate income affordable housing - Revenue: \$10 **[04-2141; APPROVED]**
119. Authorize (1) amendments to the Program Statement for the Single-Family Housing Infrastructure Development Bond Program and (2) 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 **[04-2142; APPROVED]**
120. Authorize hardship relief for property located at 2819 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 **[04-2143; DENIED]**

## ADDENDUM

### ADDITIONS:

Closed Session **[04-2144]**

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

- Jacinto Jesus Mejia v. City of Dallas, et al., Cause No. 3:03-CV-0352-L
- Lorenzo Escamilla v. City of Dallas, et al., Cause No. 3:03-CV-0848-K
- George Sifuentes v. City of Dallas, et al., Cause No. 3:03-CV-0961-K
- Israel Pineda v. City of Dallas, et al., Cause No. 3:04-CV-0071-K
- Cruz et al. v. City of Dallas, et al., Cause No. 3:02-CV-0649-K
- Betty Jenkins v. City of Dallas, et al., Cause No. 3:03-CV-0810-K
- Everett and Grogan v. City of Dallas, et al., Cause No. 3:04-CV-0192-K
- Yvonne Gwyn v. City of Dallas, et al., Cause No. 3:02-CV-2121-K
- Victor Alvarado DeLeon v. City of Dallas, et al., Cause No. 3:02-CV-1097-K
- Jaime Chavez et al. v. City of Dallas, et al., Cause No. 3:04-CV-0510-K
- Ninfa Juarez, et al. v. Honorable Laura Miller, et al., Cause No. 02-11545-A
- Anthony Lynn Curlin v. Daniel Earl Maples, Jr., et al., Cause No. 3:02-CV-1997-H

### CONSENT ADDENDUM

#### AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS

##### Engineering and Architectural Contracts

1. Authorize **(1)** a professional services contract with Schrickel, Rollins and Associates, Inc. to develop a master plan for the Trinity River Whitewater Park; and **(2)** assignment of the contract to the Park and Recreation Department to manage - \$61,974 - Financing: 1998 Bond Funds **[04-2145; APPROVED]**
2. Authorize a professional services contract with Half Associates, Inc. for design, preparation of construction documents, and construction management for the Great Trinity Forest - Santa Fe Trestle Trail, including the rehabilitation of the old historic steel truss structure, removing wooden trestles, removing earthen embankment and installing a new bridge structure across the Trinity River - \$1,116,282 - Financing: 1998 Bond Funds **[04-2146; APPROVED]**

## ADDENDUM

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

### Engineering and Architectural Contracts (Continued)

3. Authorize a professional services contract with HNTB Corporation for the design and preparation of construction documents for the reconstruction of new runway and taxiway shoulders, drainage improvements, erosion control, taxiway centerline lights, and security fence relocation at Dallas Love Field Airport - \$384,151 - Financing: Aviation Capital Construction Funds **[04-2147; APPROVED]**

### Contract Amendments

4. Authorize Supplemental Agreement No. 4 to the contract with Brown, Reynolds and Watford Architects, Inc. to provide schematic design through construction administration for the Trinity Interpretive Center, Trinity Equestrian Center and Trails - \$2,812,000, from \$676,250 to \$3,488,250 - Financing: 1998 Bond Funds **[04-2148; APPROVED]**
5. Authorize an increase in the contract with JRJ Paving, LP for additional resurfacing improvements on the 8400, 8500, 8600 and 8700 blocks of Ambassador Row in the Asphaltic Concrete Street Resurfacing Group 2 for 2004 - \$45,385, from \$4,582,912 to \$4,628,297 - Financing: 2003 Bond Funds **[04-2149; APPROVED]**
6. Authorize **(1)** a decrease in the contract with CST Environmental, Inc. for demolition and environmental remediation related to the redevelopment of the Dallas Power and Light building at 1506-1512 Commerce Street, in an amount not to exceed (\$133,642), from \$2,697,800 to \$2,564,158, **(2)** an increase in the contract with Andres Construction Services, LLC 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 in an amount not to exceed \$209,934, from \$2,472,121 to \$2,682,055, **(3)** assignment of the contract to Hamilton DPL Development, Inc. for construction management, and **(4)** a decrease in the payment to Hamilton DPL Development, Inc. in an amount not to exceed (\$76,292), from \$1,333,238 to \$1,256,946 for design, reimbursables and construction management - Financing: No cost consideration to the City **[04-2150; APPROVED]**

## ADDENDUM

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

### LAND MISCELLANEOUS

7. Authorize a first amendment to the lease agreement with 8035 East RLT, LP to renew and extend the lease for approximately 7,439 square feet of office space located at 8035 East RL Thornton Freeway to be used by the Food Protection and Education program for the period July 1, 2004 through June 30, 2011 - Not to exceed \$852,510 - Financing: Current Funds (subject to annual appropriations) **[04-2151; APPROVED]**
8. An ordinance abandoning easements containing a total of approximately 13,031 square feet of land, an alley, a portion of an alley and portions of Lakemont and Wilada Drives containing a total of approximately 30,626 square feet of land to Montclair Partners, L.P., the abutting owner, located near the intersection of Lakemont Drive and Cortez Drive in exchange for the dedication of approximately 51,410 square feet of land for private streets and authorizing the quitclaim - Revenue: \$5,000 plus the \$20 ordinance publication fee **[04-2152; ORDINANCE 25652; APPROVED]**
9. An ordinance abandoning a portion of Military Parkway to Military Parkway U-Stor, LLC, the abutting owner, containing approximately 27,982 square feet of land located near its intersection with Parkdale Drive, and authorizing the quitclaim - Revenue: \$5,000 plus the \$20 ordinance publication fee **[04-2153; ORDINANCE 25653; APPROVED AS AN INDIVIDUAL ITEM]**
10. An ordinance reauthorizing the abandonment of an alley to La Calle Diez Community Development Corporation, the abutting owner, containing approximately 8,812 square feet of land located near the intersection of Denver and Tenth Streets in exchange for the dedication of approximately 8,812 square feet of land needed for street and alley rights-of-way and authorizing the quitclaim - Revenue: \$5,000 plus the \$20 ordinance publication fee **[04-2154; ORDINANCE 25654; APPROVED]**



## ADDENDUM

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES (Continued)

11. Authorize **(1)** settlement of existing disputes respecting the telecommunications agreement with SBC Global Services, Inc. dated November 20, 2000, and telecommunications equipment lease with Ameritech Credit Corporation d/b/a SBC Capital Services (SBC Capital) dated September 29, 2000; and **(2)** an eighty-four-month agreement with SBC DataComm, Inc. for telecommunications service including voice (dial tone) and data network services, network management, monitoring, maintenance, perimeter security, and related services and an eighty-four-month equipment lease with SBC Capital Services for telecommunications equipment for the City - Not to exceed \$59,984,714 - Financing: Current Funds (subject to annual appropriations) **[04-2155; APPROVED AS AMENDED]**
12. A resolution confirming the sale of one 1998 John Deere 710D backhoe loader, equipment number 989008 to Tommy Patrick Clark in the amount of \$26,000, two 1996 CAT 436 C backhoe loaders, equipment numbers 969043 and 969044, and one 1991 International 4900 Fuel Transport truck, equipment number 913036 to Tim=s Truck and Equipment in the amount of \$66,500, sold at public auction on June 8, 2004 - Revenue: \$92,500 **[04-2156; APPROVED]**
13. Authorize a thirty-six-month service contract for removal and hauling of excavated materials with the lowest responsible bidder of two - Herdez Trucking, Inc. - Not to exceed \$5,313,300 - Financing: 2003 Certificates of Obligation (\$3,287,500), Water Utilities Current Funds (\$1,576,300), Current Funds (\$449,500) **[04-2157; APPROVED]**
14. Authorize a thirty-six-month service contract to **(1)** investigate and provide solutions for increasing billable revenues for Dallas Water Utilities and **(2)** repair and replace defective water meters with the only proposer - Utility Revenue Management Company, Inc. - Estimated Annual Net Revenue: \$940,000 **[04-2158; DELETED]**

MISCELLANEOUS

15. An ordinance amending Chapter 13 of the Dallas City Code to require all associate and full-time municipal judges including the administrative municipal judge, to reside in the City of Dallas - Financing: No cost consideration to the City **[04-2159; ORDINANCE 25655; APPROVED AS AN INDIVIDUAL ITEM]**

## ADDENDUM

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

MISCELLANEOUS (Continued)

16. Authorize Supplemental Agreement No. 3 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, Arredondo, 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 these lawsuits - Not to exceed \$200,000, from \$520,000 to \$720,000 - Financing: Current Funds **[04-2160; APPROVED]**
17. Authorize a professional services contract with the law firm of Joe C. Tooley, Attorneys and Counselors ("law firm") that will **(1)** consolidate four professional services contracts with the law firm totaling \$95,000, involving the following lawsuits: Jacinto Jesus Mejia v. City of Dallas, et al., Civil Action No. 3:03-CV-0352-L; Escamilla v. City of Dallas, et al., Civil Action No. 3:03-CV-0848-K; Betty Jenkins v. City of Dallas, et al., Civil Action No. 3:03-CV-0649-K; and George Sifuentez v. City of Dallas, et al., Civil Action No. 3:03-CV-0961-K, **(2)** authorize the law firm to represent the City of Dallas in two additional lawsuits styled Chavez et al. v. City of Dallas, et al., Civil Action No. 3:04-CV-0510-K and Pineda v. City of Dallas, et al., Civil Action No. 3:03-CV-0071-D and any other proceedings related to the subject matter of these lawsuits and **(3)** increase the professional services contract amount with the law firm for additional legal services related to the subject matter of these lawsuits - Total not to exceed \$155,000, from \$95,000 to \$250,000 - Financing: Current Funds **[04-2161; APPROVED]**
18. Authorize Supplemental Agreement No. 2 to the professional services contract with the law firm of Webb & Webb, for additional legal services and representation of the City in Matters Related to the Statement of Intent of TXU Gas Company to Change Rates in the Company's Statewide Gas Utility System, Railroad Commission of Texas Gas Utilities Docket No. 9400 (consolidated) - Not to exceed \$12,000, from \$132,250 to \$144,250 - Financing: Current Funds **[04-2162; APPROVED]**
19. Authorize settlement of the lawsuit styled William Bates, Jr. v. Edward Lewis Parker, Officer, Dallas Police Department, Badge #7566, and Henry Blaine Dickens, Dallas Police Department, Badge #7285, Case No. 3:00-CV-1918-P - \$37,500 - Financing: Current Funds **[04-2163; APPROVED]**

## ADDENDUM

### ADDITIONS: (Continued)

#### CONSENT ADDENDUM (Continued)

##### MISCELLANEOUS (Continued)

20. Authorize settlement of a claim involving former City employee Towana Jones - \$8,500 - Financing: Current Funds **[04-2164; APPROVED]**
21. Authorize **(1)** the rejection of a counter-proposal from Downtown Renaissance, LP, for a no-interest loan for the construction of the Davis Lot Garage which was conditionally approved by the City Council on October 22, 2003; **(2)** withdrawal of such conditional approval of the loan by the City Council on October 22, 2003, by Resolution No. 03-2886; and **(3)** City staff to release a Request for Proposal for a public parking facility in the downtown core area - Financing: No cost consideration to the City **[04-2165; APPROVED AS AN INDIVIDUAL ITEM]**
22. An ordinance authorizing a correction to Ordinance No. 22278 for Planned Development District No. 114 for Retail, Hotel, Office, Multiple Family, and Entertainment and Recreational Uses as codified as Article 114 of Chapter 51P of the Dallas Development Code, on the northeast corner of Belt Line Road and Prestonwood Boulevard to correct the list of permitted uses Z956-127/196-N - Financing: No cost consideration to the City **[04-2166; ORDINANCE 25656; APPROVED]**
23. 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, 2004 through June 30, 2005 and execution of the grant agreement - Not to exceed \$60,000 - Financing: Texas Department of Health Grant Funds **[04-2167; APPROVED]**
24. Authorize the acceptance of the Dallas Ten-Year Plan to End Chronic Homelessness - Financing: No cost consideration to the City **[04-2168; APPROVED]**
25. An ordinance establishing maximum rates to be charged by Comcast of Dallas, L.P., dba Comcast, for basic service tier and installation and equipment - Financing: No cost consideration to the City **[04-2169; ORDINANCE 25657; APPROVED]**

## ADDENDUM

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

MISCELLANEOUS (Continued)

26. Authorize the appointment of Steve Greimann of the Lutheran High School of Dallas, or his designee, as the designated hearing officer for the purpose of publishing a notice of public hearing and holding such hearing, and authorizing the Mayor to approve, following such hearing, the issuance of bonds by the Health and Educational Facilities Authority of the State of Missouri for the benefit of the Lutheran Secondary Association of Dallas, Inc. - Financing: No cost consideration to the City **[04-2170; APPROVED]**
27. Authorize the issuance of tax-exempt financing by the City of Ames Higher Education Facilities Corporation in an amount not to exceed \$10,000,000 for the benefit of The Episcopal School of Dallas, Inc. - Financing: No cost consideration to the City **[04-2171; APPROVED]**
28. Authorize approval of the master plan for the Trinity Interpretive Center, Trinity Equestrian Center and Trails - Financing: This action has no cost consideration to the City **[04-2172; APPROVED]**

PUBLIC HEARINGS AND RELATED ACTIONS

ZONING CASES - CONSENT

29. A City Plan Commission authorized hearing to determine proper zoning on property zoned an R-7.5(A) Single Family District with Specific Use Permit No. 311 for an Institution of a Charitable Nature and Specific Use Permit No. 1502 for private streets with consideration of an amendment to, and an expansion of, Specific Use Permit No. 1502 for private streets and the termination of SUP No. 311 for an Institution of a Charitable Nature on the northeast corner of Grove Hill Road and Forney Road and an ordinance implementing the proposal  
Recommendation of Staff and CPC: Approval for a permanent time period, subject to a site plan and conditions and approval of the termination of SUP No. 311 for an Institution of a Charitable Nature  
Z034-233 (WE) **[04-2173; ORDINANCES 25658 AND 25659; CPC RECOMMENDATION FOLLOWED]**

## ADDENDUM

ADDITIONS: (Continued)

### PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

#### ZONING CASES - CONSENT (Continued)

30. A City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, with consideration of amendments to development standards and permitted uses in an area generally bounded by Continental Avenue to the south, Stemmons Freeway to the east, the old Trinity meanders to the north, Wycliff Avenue to the west and the Trinity River levee to the southwest and an ordinance adopting the proposed amendments  
Recommendation of Staff and CPC: Approval of an amendment to Planned Development District No. 621  
**Z034-103 (DC) [04-2174; ORDINANCE 25660; CPC RECOMMENDATION FOLLOWED]**
31. An application for and an ordinance granting a Specific Use Permit for a Government Installation other than listed for an Animal Shelter with outside runs on property zoned an IR Industrial Research District located on the northeast corner of IH 30 and Westmoreland Road  
Recommendation of Staff and CPC: Approval, for a twenty-year period with provisions for automatic renewal for additional twenty-year periods, subject to a site plan, landscape plan and conditions  
**Z034-228(RB) [04-2175; ORDINANCE 25661; CPC RECOMMENDATION FOLLOWED ]**

#### **ZONING CASES - DALLAS INDEPENDENT SCHOOL DISTRICT**

32. An application for and an ordinance granting a Planned Development District for a public school other than an open enrollment charter school use; a Private Recreation Center, Club or Area; and R-7.5(A) Single Family District uses on property zoned Planned Development No. 341, located on the northwest corner of Mary Cliff Boulevard and Stevens Forest Drive  
Recommendation of Staff and CPC: Approval, subject to a development plan for Subarea I, conceptual plan and conditions  
**Z034-236 (MJF) [04-2176; ORDINANCE 25662; APPROVED AS AMENDED]**

## ADDENDUM

### ADDITIONS: (Continued)

#### ITEMS FOR INDIVIDUAL CONSIDERATION

33. Authorize **(1)** moving expense and replacement housing payments (RHP) for three homeowners in the Cadillac Heights neighborhood and use of the Mortgage Assistance Program money to fund part of the RHP for one homeowner as a result of official written offers of just compensation to purchase real property; **(2)** an amendment to Resolution No. 03-3321 previously approved on December 8, 2003, to increase the offer amount for 2415 Cadillac Drive in the amount of \$1,000, from \$50,000 to \$51,000, and 2426 Cadillac Drive in the amount of \$2,000, from \$53,000 to \$55,000, for the new Dallas Police Academy site; and **(3)** the establishment of appropriations in the amount of \$97,950 in the Police Facilities Fund (list attached) - Total not to exceed \$111,450 - Financing: Aviation Capital Construction Funds (to be reimbursed from future 2004 General Obligation Bond Funds) (\$97,950) and Multi-Family Housing Funds (\$13,500) **[04-2177; APPROVED]**
  
34. Authorize **(1)** a professional services contract with Gresham Smith and Partners for engineering and architectural consultant services for the Terminal Area Redevelopment Program Study at Dallas Love Field in an amount not to exceed \$912,000, and **(2)** the establishment of appropriations in an amount not to exceed \$912,000 in the Federal Aviation Administration Airport Improvement Program Grant Fund - Total not to exceed \$912,000 - Financing: Aviation Capital Construction Funds (\$228,000), Federal Aviation Administration Airport Improvement Program Grant Funds (\$684,000) **[04-2178; APPROVED]**
  
35. Authorize a professional services contract with Fregonese Calthorpe Associates to prepare a Comprehensive Land Use Plan for the City of Dallas - \$1,420,000 - Financing: Current Funds (\$568,000), Building Inspection Current Funds (\$852,000) (subject to annual appropriations) **[04-2179; APPROVED]**
  
36. An ordinance amending Chapter 34 of the Dallas City Code, to provide for the retrieval of continuous full-time service by persons previously employed by the City for at least 10 years who are reappointed within 25 years after terminating the previous City employment - Financing: No cost consideration to the City **[04-2180; ORDINANCE 25663; APPROVED]**

## ADDENDUM

### ADDITIONS: (Continued)

#### ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

37. Authorize **(1)** the necessary agreement documents to allow property owners in the Sports Arena Tax Increment Financing District the option to fulfill their affordable housing obligation by **(a)** paying the City \$10,346 per affordable housing unit, with a 3% annual escalator, through June 23, 2009, in exchange for releasing the owners from the requirement to provide the affordable units on site or **(b)** following the Sports Arena TIF District affordability criteria and **(2)** appropriation of payment received, if any, from the first two multi-family projects proposed for construction with 35 affordable units in the F block of the Sports Arena TIF District for the Dallas Urban Land Bank Demonstration Program - Estimated Revenue: \$362,103 **[04-2181; APPROVED AS AMENDED]**
38. A resolution implementing a moratorium on the issuance of building permits and certificates of occupancy for West Northwest Highway, from I-35E to Mixon Drive (Councilmembers Salazar, Chaney, Rasansky, Finkelman, and Blaydes via Mayor Miller) **[04-2182; APPROVED AS AN INDIVIDUAL ITEM]**
39. A resolution imposing a moratorium on building permits and certificates of occupancy on property bounded by Walnut Hill Lane on the north, Central Expressway on the west, Northwest Highway on the south, and lots fronting on the west and east side of Greenville Avenue on the east (Mayor Miller) **[04-2183; DENIED]**
40. Authorize an Interlocal Agreement with the Dallas Independent School District for joint redevelopment, operation and maintenance of the Fair Oaks Park athletic complex located at 7600 Fair Oaks - Financing: This action has no cost consideration to the City **[04-2184; APPROVED]**
41. Authorize the rejection of bids for historical restoration of the facade of 1530 Main Street (Dallas National Bank) and the re-advertisement for new bids - Financing: No cost consideration to the City **[04-2185; APPROVED]**
42. Authorize **(1)** the implementation of a solid waste demonstration program for the purpose of testing a proposed residential service of once per week garbage collection and single stream recycling, **(2)** temporary service changes for areas included in the program as established for the purpose of the demonstration, and **(3)** an increase in appropriations in the amount of \$150,000 in Sanitation Services' departmental budget - Total not to exceed \$150,000 - Financing: Contingency Reserve Funds **[04-2186; APPROVED]**

## ADDENDUM

### ADDITIONS: (Continued)

### ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

43. Authorize the implementation of a temporary rain and freeze sensor rebate program to encourage the reduction of water waste during rain and freeze events and to enforce water conservation initiatives previously approved by Ordinance No. 24745 on September 26, 2001 - Not to exceed \$25,000 - Financing: Water Utilities Current Funds **[04-2187; APPROVED]**
  
44. Authorize a grant agreement with Davis Building Master Tenant LLP pursuant to the City of Dallas Main Street District Initiative Chapter 380 Loan and Grant Program for tenant improvements in the amount of \$200,000 and rent subsidy for twenty-four months in the amount \$200,000 for Kül Creative LLC dba Kül Design Studios - Total not to exceed \$400,000 - Financing: Public/Private Partnership Funds **[04-2188; APPROVED AS AN INDIVIDUAL ITEM]**

### CORRECTION:

57. Authorize a twenty-four-month service contract, with one twelve-month renewal option, for title and loan closing services for the City's Home Repair Program with five proposers - All America Title Services, Inc., Luis A. Galindo, PLLC, Fee Office for North American Title, Metroplex Title, Inc., Fidelity National Title, and Best Title Services Corporation - Not to exceed \$248,000 - Financing: ~~2004-05~~ 2003-04 Community Development Grant Funds **[04-2079]**

### DELETION:

93. An application for an expansion of Planned Development District No. 498, the Harry Hines Corridor Special Purpose District, on property zoned an IR Industrial Research District on the west line of Anaheim Drive, south of Forest Lane and the termination of a portion of Specific Use Permit No. 97 for an Airport that encompasses the site  
Recommendation of Staff and CPC: Denial  
Z034-207 (RB) [04-2116]