

AGENDA
CITY COUNCIL MEETING
SEPTEMBER 22, 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)

Agenda Item/Open Microphone Speakers

VOTING AGENDA

1. Approval of Minutes of the September 8, 2004 City Council Meeting

CONSENT AGENDA

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS

Engineering and Architectural Contracts

2. Authorize a professional services contract with Turner Collie & Braden, Inc. for the design of paving, drainage, and water and wastewater main improvements for Bishop Area on Davis Street from Cedar Hill Road to Zang Boulevard and Madison Avenue from Davis Street to Eighth Street - \$189,531 - Financing: 2003 Bond Funds (\$146,899), Water Utilities Capital Improvement Funds (\$42,632)

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CONSENT AGENDA (Continued)

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Engineering and Architectural Contracts (Continued)

3. Authorize a professional services contract with Lim and Associates, Inc. for land surveying and engineering design services for erosion control improvements at 3411 Cedarhurst Drive - \$24,170 - Financing: 1995 Bond Funds
4. Authorize a professional services contract with BOKA Powell LLC for an economic development plan and an architectural analysis plan for the Dallas Farmers Market - \$131,500 - Financing: 2003 Bond Funds

Authorization of Contracts

5. Authorize a contract for cooling tower replacement at the Morton H. Meyerson Symphony Center located at 2301 Flora Street - Site Enterprises, L.P., lowest responsible bidder of four - \$738,829 - Financing: Capital Construction Funds
6. Authorize a contract for the construction of erosion control improvements in the 300 block of North Manus Drive - Mark North Erosion Systems, Ltd., lowest responsible bidder of three - \$97,915 - Financing: 2003 Bond Funds
7. Authorize a contract for the construction of erosion control improvements at 8545 Midpark Road north of Parkwood Creek Condominiums on Cottonwood Creek - Craig Olden, Inc., lowest responsible bidder of three - \$85,902 - Financing: 2003 Bond Funds

Contract Amendments

8. Authorize Supplemental Agreement No. 3 to the contract with HBC / Terracon for additional environmental consulting and engineering services related to the Deepwood and Loop 12 Landfill sites - \$530,000, from \$2,038,609 to \$2,568,609 - Financing: 2003 Certificates of Obligation

Construction Miscellaneous

9. Authorize a design/build alternative delivery method for the lion, penguin, crocodile and iguana structures, Hornbill Aviary, Cat Row renovations and visitor shade structures at the Dallas Zoo located at 650 South R. L. Thornton Freeway - Financing: No cost consideration to the City
10. Authorize payment to Dallas County for the City's share of the cost associated with paving, drainage, water and wastewater main improvements on Military Parkway from Jim Miller Road to Elva Avenue - \$3,740 - Financing: Water Utilities Bond Funds

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CONSENT AGENDA (Continued)

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Construction Miscellaneous (Continued)

11. Authorize **(1)** street paving, water and wastewater main improvements for Blue Ridge Boulevard from S. Cockrell Hill Road to Guadalupe Avenue; 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 October 27, 2004, to receive citizens' comments - Financing: No cost consideration to the City

**Rosemeade Parkway from Marsh Lane
to President George Bush Turnpike**

Note: Item Nos. 12 and 13 must be considered collectively.

12. * Authorize an Interlocal Agreement with the Texas Department of Transportation for the construction of water and wastewater main improvements on Rosemeade Parkway from Marsh Lane to President George Bush Turnpike - \$13,408 - Financing: Water Utilities Bond Funds (\$8,736), Water Utilities Capital Construction Funds (\$4,672)
13. * Authorize an Interlocal Agreement with the Texas Department of Transportation to provide cost reimbursement for traffic signal improvements on Rosemeade Parkway from Marsh Lane to President George Bush Turnpike - \$8,000 - Financing: Texas Department of Transportation Funds

LAND MISCELLANEOUS

14. An ordinance closing and vacating a portion of Convent Street containing approximately 3,519 square feet of land located near its intersection with Adair Street for the purpose of consolidating this area with the adjacent City-owned park property - Financing: No cost consideration to the City
15. An ordinance repealing and terminating Ordinance No. 25408 and granting a revocable license to Coconuts Restaurant Group, Inc. for the use of approximately 518 square feet of land to construct, install and maintain a masonry wall, sidewalk café, awning, and landscaping on and over portions of Greenville and Prospect Avenues rights-of-way located near their intersection - Revenue: \$1,000 annually plus the \$20 ordinance publication fee
16. Authorize the release of lien on real property located at 4315 South Lancaster Road, Dallas Urban League, Inc. - Financing: No cost consideration to the City
17. Authorize a five-year lease agreement, with two one-year renewal options, with Dallas Wind Symphony for use of the Fair Park Bandshell located at 1465 First Avenue for concerts, office space and temporary storage from October 1, 2004 through September 30, 2009 - Estimated Annual Revenue: \$400

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CONSENT AGENDA (Continued)

PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES

18. Authorize a thirty-six-month price agreement for tapping machines and parts with the lowest responsible bidder of two - Ferguson Enterprises - Not to exceed \$106,743 - Financing: Water Utilities Current Funds (subject to annual appropriations)
19. Authorize the purchase of insurance policies from various insurance companies for the City's property, fine arts, boiler and machinery, and money and securities through the most advantageous proposer of three - Arthur J. Gallagher & Co. - Dallas - Not to exceed \$3,250,000 - Financing: Current Funds (subject to appropriations)
20. Authorize a thirty-six-month price agreement for employee uniforms and safety shoes with the best value bidders of nine - Premium Impressions, L.L.C. in the amount of \$2,684,994, Iron Age Shoe Corporation in the amount of \$368,503, and Work Wear in the amount of \$552,754 - Total not to exceed \$3,606,251 - Financing: Current Funds (\$2,238,334), Aviation Current Funds (\$53,696), Convention and Event Services Current Funds (\$72,140), Water Utilities Current Funds (\$1,242,081) (subject to appropriations)
21. Authorize a thirty-six-month price agreement for lift equipment parts and repair with the lowest responsible bidders of four - Equipment Depot of Dallas, Inc. in the amount of \$167,092, and Stewart & Stevenson in the amount of \$30,437 - Total not to exceed \$197,529 - Financing: Current Funds (\$125,890), Water Utilities Current Funds (\$62,379), Convention and Event Services Center Current Funds (\$9,260) (subject to annual appropriations)
22. Authorize the purchase of two floor scrubbers through the Texas Building and Procurement Commission State contract from Tennant Company - Not to exceed \$79,333 - Financing: Current Funds
23. Authorize an increase in the price agreement with Transtar Energy Company LP dba Clean Energy to provide a continuation of compressed natural gas for fleet vehicles - Sole Source - Not to exceed \$1,903,500, from \$1,623,300 to \$3,526,800 - Financing: Current Funds (subject to appropriations)
24. Authorize a thirty-six-month price agreement for heavy equipment parts and labor with the lowest responsible bidders of four - Conley Lott Nichols of Texas Inc. in the amount of \$833,281, Landmark Equipment Inc. in the amount of \$383,905, Hoss Equipment Company in the amount of \$236,550, and Industrial Disposal Supply Company LLC in the amount of \$50,760 - Total not to exceed \$1,504,496 - Financing: Current Funds (\$1,412,496) (subject to annual appropriations) and Water Utilities Current Funds (\$92,000) (subject to annual appropriations)

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CONSENT AGENDA (Continued)

PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES (Continued)

25. Authorize a thirty-six-month service contract for janitorial services at eleven Women, Infants and Children sites and various Park and Recreation sites including recreation centers, multipurpose rental facilities, offices and maintenance facilities with the lowest responsible bidders of twelve - Cleaning Solutions Janitorial in the amount of \$198,900, and Oriental Building Services in the amount of \$268,236 - Total not to exceed \$467,136 - Financing: Current Funds (\$198,900) and Department of State Health Services Grant Funds (\$268,236) (subject to annual appropriations)
26. Authorize a thirty-six-month price agreement for ArvinMeritor brake, driveline, axle, clutch and suspension parts with the lowest responsible bidders of three - Southwest International Trucks, Inc., Equipment Southwest, Inc. and U-Joints, Inc. dba Truck Parts Specialists - Not to exceed \$197,512 - Financing: Current Funds (subject to annual appropriations)
27. Authorize a twelve-month contract, with three twelve-month renewal options to provide medical surveillance for firefighters assigned to the Hazardous Material Response Team and members assigned to the Dallas Medical Strike Team with the most advantageous proposer of two - Concentra Health Services, Inc. - Not to exceed \$48,555 annually - Financing: Current Funds (subject to annual appropriations)
28. Authorize **(1)** rescinding the thirty-six-month price agreement for emergency medical examination gloves with Lone Star Safety & Supply, Inc., previously authorized on June 23, 2004, in the amount of \$423,884 and **(2)** a thirty-six-month price agreement for emergency medical examination gloves with the lowest responsible bidder of fourteen - First Line, L.L.C. - Not to exceed \$483,595 - Financing: Current Funds
29. Authorize a twenty-four-month price agreement for training materials for City supervisory personnel with the lowest responsible bidder of four - Southwest Training Institute - Not to exceed \$160,050 - Financing: Current Funds
30. Authorize a forty-eight-month professional services contract, with two twelve-month renewal options, for actuarial analysis and benefits consulting services with the most advantageous proposer of five - Deloitte Consulting LLP - Not to exceed \$900,268 - Financing: Employee Benefits Current Funds (subject to annual appropriations)
31. Authorize a forty-eight-month contract, with two one-year renewal options, to provide voluntary benefits to employees and qualified retirees with the most advantageous proposer of fifteen - Marsh@WorkSolutions, a service of Seabury & Smith - Financing: No cost consideration to the City (to be funded by employee and retiree premiums through payroll deductions)

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CONSENT AGENDA (Continued)

PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES (Continued)

32. Authorize the purchase of a three-year insurance policy for Excess Workers' Compensation insurance from State National Insurance Company through the most advantageous proposer of two - McGriff, Seibels & Williams of Texas, Inc. - Not to exceed \$1,215,000 - Financing: Current Funds (subject to annual appropriations)
33. Authorize a thirty-six-month price agreement for traffic cones, delineators and drums with the lowest responsible bidders of six - Nations Rent of Texas, LP in the amount of \$135,729, and Work Area Protection Corp. in the amount of \$18,856 - Total not to exceed \$154,585 - Financing: Water Utilities Current Funds (\$87,493), Current Funds (\$67,092) (subject to annual appropriations)
34. Authorize a twenty-four-month price agreement for hoses, sewer hoses and accessories with the lowest responsible bidders of five - 4-Star Hose & Supply Inc. in the amount of \$32,015, and Kamco Hose & Pipe in the amount of \$100,467 - Total not to exceed \$132,482 - Financing: Water Utilities Current Funds (subject to annual appropriations)

MISCELLANEOUS

35. Authorize Supplemental Agreement No. 3 to the professional services contract with Robert W. Taylor, Attorney at Law, for additional legal services and related expenses necessary in the negotiations with SBC Communications, Inc., regarding Voice Over Internet Protocol issues, and any other proceedings relating to the subject matter of this dispute - Not to exceed \$85,000, from \$120,000 to \$205,000 - Financing: Current Funds
36. Authorize settlement of a claim filed by Terry Van Sickle, Sr., Claim No. 20031436 - \$18,414 - Financing: Current Funds
37. Authorize payment to Dallas County for processing and maintaining City prisoners at the Lew Sterrett Criminal Justice Center, pursuant to Amendment No. 4 to the Criminal Justice Center Memorandum of Agreement with Dallas County previously approved on June 11, 1997 by Resolution No. 97-1995, for the period October 1, 2004 through September 30, 2005 - \$6,353,010 - Financing: Current Funds (subject to appropriations)
38. Authorize a non-monetary event sponsorship program of City services and the related criteria to be administered by the Office of Special Events - Not to exceed \$100,000 annually - Financing: Convention and Event Services Current Funds (reimbursement to City departments subject to annual appropriations)

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CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

39. Authorize a replacement housing payment and disbursement of funds from the Home Repair Program for homeowner, Louis T. Taylor and Annie Taylor, 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)
40. Authorize **(1)** moving expense and replacement housing payments for one homeowner and four tenants in the Cadillac Heights neighborhood as a result of official written offers of just compensation to purchase real property; **(2)** an amendment to Resolution No. 04-0758 previously approved on February 25, 2004, to increase the replacement housing payment for displacee, Elisha Williams, owner-occupant of 2407 Cadillac Drive, in the amount of \$37,500, from \$40,900 to \$78,400, for the new Dallas Police Academy site; and **(3)** establishment of appropriations in the amount of \$139,630 in the Police Facilities Fund (list attached) - Total not to exceed \$139,630 - Financing: General Capital Reserve Funds (to be reimbursed from future 2004 Bond Funds)
41. Authorize Business Assistance Center (BAC) contracts with **(1)** Greater Dallas Hispanic Chamber of Commerce in an amount not to exceed \$30,000 to continue management and operation of BAC #1 located at 4622 Maple Avenue; **(2)** InnerCity Community Development Corporation in an amount not to exceed \$80,000 to continue management and operation of BAC #2 located at 4907 Spring Avenue; **(3)** Greater Dallas Hispanic Chamber of Commerce in amount not to exceed \$67,500 to continue management and operation of BAC #4 located at 351 W. Jefferson Blvd.; **(4)** MBA Consultants, Inc. in an amount not to exceed \$30,000 for BAC #5 located at 1201 W. Camp Wisdom; **(5)** Greater Dallas Asian American Chamber of Commerce Multi-Ethnic Education and Economic Development Center in an amount not to exceed \$80,000 to continue management and operation of BAC #6 located at 1327 N. Peak Street; and **(6)** Dallas Fashion Incubator, Inc. in amount not to exceed \$80,000 to establish and operate BAC #7 located at 1409 S. Lamar (business office) - Total not to exceed \$367,500 - Financing: 2003-04 Community Development Grant Funds (\$147,500) and 2004-05 Community Development Grant Funds (\$220,000)
42. Authorize Supplemental Agreement No. 2 exercising the second and final twelve-month renewal option to the contract with SER Child Development Center to continue the implementation of the Proyecto Training Apprenticeship Program, a three-year pilot job training program for low to moderate income persons already working in the child care industry to provide the opportunity to seek further training, career advancement, better wages, and to address those needs related to early child development and education for young children from November 1, 2004 through October 31, 2005 - Not to exceed \$120,000 - Financing: 2004-05 Community Development Grant Funds

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CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

43. An ordinance amending Chapter 52 of the Dallas City Code; authorizing the building inspection advisory, examining and appeals board to suspend permit privileges; establishing procedures for the suspension of permit privileges; establishing a fee for the reinstatement of permit privileges that have been suspended; providing expiration dates for applications for permits and/or certificates of occupancy and for the permits and certificates of occupancy themselves; and amending the procedures for suspending or revoking a permit or certificate of occupancy - Financing: No cost consideration to the City
44. Authorize **(1)** a contract, with two one-year renewal options, with Resource Center of Dallas, Inc. to provide a citywide HIV/AIDS education, outreach and prevention program targeting primarily high-risk Hispanic populations for the period January 1, 2005 through September 30, 2005; and **(2)** an amendment to the contract with Resource Center of Dallas, Inc. previously approved on October 8, 2003 by Resolution No. 03-2723, to change the contract term to February 1, 2004 through December 31, 2004 - Not to exceed \$59,452 - Financing: Current Funds (subject to appropriations)
45. Authorize two contracts with Community Dental Care for the continuation of dental health services to low income residents of Dallas for the period October 1, 2004 through September 30, 2005 - Not to exceed \$825,000 - Financing: 2004-05 Community Development Grant Funds (\$200,000) and Current Funds (\$625,000) (subject to appropriations)
46. Authorize **(1)** the first of two twenty-four-month renewals to the contract with Parkland Memorial Hospital for Biomedical On-Line Supervision and **(2)** Interlocal Agreements with participating local governmental entities - Not to exceed \$751,019 annually for a total not to exceed \$1,502,038 - Financing: Current Funds (subject to annual appropriations) (\$600,816 to be received from participating cities over the first twenty-four-month period)
47. Authorize a contract renewal with the University of Texas Southwestern Medical Center at Dallas for the required services of a Medical Director - Not to exceed \$126,935 - Financing: Current Funds (subject to appropriations)
48. Authorize payment to the Dallas County Community College District and the University of Texas Southwestern Medical Center at Dallas for mandatory emergency medical services training of Emergency Medical Technicians and Paramedics for the period October 1, 2004 through September 30, 2005 - Not to exceed \$175,380 - Financing: Current Funds (subject to appropriations)

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CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

49. Authorize an increase in the contract with Deloitte & Touche, LLP to develop and implement annual enrollment modifications to the Human Resources Information System for the 2005 Employee Health Plan year - Not to exceed \$43,000, increasing the contract from \$9,870,533 to \$9,913,533 - Financing: Employee Benefits Current Funds (subject to appropriations)
50. Authorize an amendment to the Participation Agreement with Edd Road Partners, Kleberg Villas dated June 15, 2004, to increase the award amount previously approved on February 11, 2004, by Resolution No. 04-0562 for the 2003 General Obligation Infrastructure Development Bond Project - \$81,948, from \$488,109 to \$570,057 - Financing: 2003 Bond Funds
51. Authorize **(1)** a public hearing to be held on October 13, 2004 to receive citizens' comments on the proposed private sale by quitclaim deed of 1 unimproved property located at 4311 Scurry Street acquired by the taxing authorities from the Sheriff's Sale to East Dallas Community Organization, a qualified non-profit organization, and **(2)** at the close of the hearing, consideration of approval of the sale of the property - Financing: No cost consideration to the City
52. Authorize the acceptance of grant funds from the U.S. Department of Homeland Security, through its agent, Texas Engineering Extension Service, under the Law Enforcement Terrorism Prevention Program to purchase terrorism prevention equipment, for the period December 1, 2003 through November 30, 2005 - Not to exceed \$255,071 - Financing: U.S. Department of Homeland Security, Texas Engineering Extension Service Grant Funds
53. Authorize the acceptance of grant funds from the U.S. Department of Homeland Security, through its agent, Texas Engineering Extension Service, under the FY 2003 Urban Area Security Initiative II to establish interoperable communications in the region and City of Dallas, for the period August 1, 2003 through July 21, 2005 - Not to exceed \$3,079,696 - Financing: U.S. Department of Homeland Security, Texas Engineering Extension Service Grant Funds
54. Authorize the acceptance of grant funds from the U.S. Department of Homeland Security, through its agent, Texas Engineering Extension Service, under the FY 2004 Urban Area Security Initiative to establish interoperable communications in the region and City of Dallas for the period December 1, 2004 through November 30, 2005 - Not to exceed \$3,918,495 - Financing: U.S. Department of Homeland Security, Texas Engineering Extension Service Grant Funds

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CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

55. Authorize the acceptance of grant funds from the U.S. Department of Homeland Security, Office of Domestic Preparedness to purchase terrorism response equipment for the period December 1, 2003 through November 30, 2005 - Not to exceed \$502,081 - Financing: U.S. Department of Homeland Security, Office of Domestic Preparedness Grant Funds
56. Authorize concession contracts for management and operation of municipal tennis centers at Fair Oaks Tennis Center located at 7501 Merriman Parkway (Donny Rains dba Rains Tennis Works, Inc.); Fretz Park Tennis Center located at 14700 Hillcrest Road (Raymond Major); L.B. Houston Tennis Center located at 11225 Luna Road (Andrea Rains); and Kiest Tennis Center located at 2324 W. Kiest Boulevard (Dallas Tennis Association) for a five-year period beginning October 1, 2004 through September 30, 2009 - Estimated Net Annual Revenue: \$60,325
57. Authorize **(1)** the Dallas Police Department to expend funds for overtime, in the amount of \$500,000, to be reimbursed from various federal and state law enforcement agencies for FY 2004-05 in exchange for the participation of the Dallas Police Department in federal and state investigations, and **(2)** a City contribution of pension and Federal Insurance Contributions Act cost in the amount of \$141,100 - Total not to exceed \$641,100 - Financing: Current Funds (\$500,000 to be reimbursed from various federal and state law enforcement agencies) (subject to appropriations)
58. Authorize an Interlocal Agreement with the North Central Texas Council of Governments for Phase II development of a Comprehensive Transportation Plan for the Dallas Central Business District - \$20,000 - Financing: 1998 Bond Funds

New Parking Meter Installations

Note: Item Nos. 59 and 60 must be considered collectively.

59. * Authorize the installation of 59 parking meters in the Victory/Uptown area between the West End and the American Airlines Center (list attached) - Estimated Revenue: \$25,000
60. * Authorize the installation of 60 parking meters in the Deep Ellum area (list attached) - Estimated Revenue: \$40,000
61. Authorize a thirty-six-month renewal of the Interlocal Agreement with Dallas County for participation in the Household Hazardous Waste collection program for the period October 1, 2004 through September 30, 2007 - Not to exceed \$1,696,675 - Financing: Current Funds (to be reimbursed from Storm Water Drainage Management Funds) (subject to annual appropriations)

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CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

62. Authorize a one-year microfilm services contract with the United States National Archives and Records Administration (NARA) - Fort Worth Branch to microfilm essential and permanent city records in accordance with permanent preservation standards established by state law - Not to exceed \$69,000 - Financing: Current Funds (subject to appropriations)

PUBLIC HEARINGS AND RELATED ACTIONS

ZONING CASES - CONSENT

63. An application for and an ordinance granting a Specific Use Permit for a Child-care facility on property zoned a TH-3(A) Townhouse District on the southeast corner of Areba Avenue and Brotherton Street
Recommendation of Staff and CPC: Approval for a two-year period with eligibility for automatic renewal for additional two-year periods, subject to a site plan and conditions
Z034-186 (RB)
64. A City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 658 for single family residential uses, an R-5(A) Single Family District, and an R-7.5(A) Single Family District generally located on the north side of Camp Wisdom Road, east of Firebird Lane, and an ordinance granting a Planned Development District for single-family uses
Recommendation of Staff and CPC: Approval of a Planned Development District for single-family uses subject to a conceptual plan
Z034-196 (DC)
65. A City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 625 for mixed uses generally located on the west side of Lancaster Road between Crouch Road and Camp Wisdom Road and an ordinance granting an amendment to Planned Development District No. 625
Recommendation of Staff and CPC: Approval of amendments to Planned Development District No. 625
Z034-197 (DC)
66. A City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development No. 624 for mixed uses generally located on the north side of Wheatland Road and on the west side of Lancaster Road and an ordinance granting an amendment to Planned Development District No. 624
Recommendation of Staff and CPC: Approval of amendments to Planned Development District No. 624
Z034-198 (DC)

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PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

ZONING CASES - CONSENT (Continued)

67. An application for an MF-2 Multiple Family Subdistrict on property zoned an O-1 Office Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the east side of McKinney Avenue, between Elizabeth Street and Fitzhugh Street with consideration given to and an ordinance granting an O-2 Office Subdistrict and a resolution accepting deed restrictions volunteered by the applicant
Recommendation of Staff and CPC: Approval, of an O-2 Office Subdistrict, subject to deed restrictions volunteered by the applicant
Z034-249 (WE)
68. An application for and an ordinance granting an MF-2(A)-D-1 Multifamily District with Dry-1 Liquor Control Overlay on property zoned a CR-D-1 Community Retail District with Dry-1 Liquor Control Overlay on the north side of Bruton Road, east of St. Augustine Road
Recommendation of Staff and CPC: Approval
Z034-257 (DW)
69. An application for and an ordinance granting an R-7.5(A) Single Family District on property zoned an LI-D-1 Light Industrial District with the D-1 Liquor Control Overlay on property located approximately 400 feet east of the intersection of Hoyle Avenue and Delafield Lane
Recommendation of Staff and CPC: Approval, with retention of the D-1 Liquor Control Overlay
Z034-266 (RB)
70. An application for and an ordinance granting a Specific Use Permit for a Library, art gallery, or museum on property zoned an R-7.5(A) Single Family District on the south corner of Gilford Street and Huron Drive
Recommendation of Staff and CPC: Approval for a permanent time period, subject to a site plan and conditions
Z034-268 (RB)
71. An application for and an ordinance granting an IR Industrial Research District on property zoned an MU-3 Mixed Use District on the east line of Reeder Road, north of Crown Road
Recommendation of Staff and CPC: Approval
Z034-270 (RB)

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PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

ZONING CASES - CONSENT (Continued)

72. An application for and an ordinance granting a Specific Use Permit for an open enrollment charter school on property zoned an RR-D-1 Regional Retail District with Dry-1 Liquor Control Overlay on the south side of Antoinette Street, west of C.F. Hawn Freeway
Recommendation of Staff and CPC: Approval for a two year period with eligibility for automatic renewals for additional two year periods, subject to a site plan and conditions
Z034-274 (DW)
73. An application for and an ordinance granting a Specific Use Permit for a Child-care facility on property zoned an MF-1(A) Multifamily Subdistrict in Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District on the southwest corner of Troy Street and Hatcher Street
Recommendation of Staff and CPC: Approval for a twenty-year period with automatic renewal for additional twenty-year periods, subject to a site plan and conditions
Z034-277 (WE)

ZONING CASES - INDIVIDUAL

74. An application for and an ordinance granting a Specific Use Permit for vehicle display, sales and service; vehicle or engine repair and maintenance; and auto service center uses on property within Subdistrict 3 of Planned Development District No. 533, the C.F. Hawn Special Purpose District, on the north side of C.F. Hawn Freeway southeast of Lake June Road
Recommendation of Staff: Denial
Recommendation of CPC: Approval, subject to a site plan and conditions
Z034-221 (WE)
75. An application for and an ordinance granting a Planned Development District for MU-1 Mixed Use District uses on property zoned an R-7.5(A) Single Family District on the north side of Simpson Stuart Road, west of Bonnie View Road and a resolution accepting deed restrictions volunteered by the applicant with consideration given to an MF-1(A) Multifamily District and an NS(A) Neighborhood Service District
Recommendation of Staff: Denial
Recommendation of CPC: Approval of a Planned Development District for MU-1 Mixed Use District uses, subject to a development plan and conditions, subject to deed restrictions volunteered by the applicant
Z034-244 (WE)

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PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

ZONING CASES - INDIVIDUAL (Continued)

76. An application for a Planned Development District for mixed uses and the termination of a portion of SUP No. 187 for a cemetery and mortuary use and a private recreation club or area for a golf driving range on property zoned an R-7.5(A) Single Family District with Specific Use Permit No. 187 on the north side of Camp Wisdom Road, east of Manitoba Avenue with consideration given to an MF-1(A) Multifamily District
Recommendation of Staff: Denial
Recommendation of CPC: Approval of a Planned Development District for mixed uses, subject to a revised conceptual plan, development plan and revised conditions and approval of the termination of a portion of SUP No. 187
Z034-245 (WE)
77. An application for a Specific Use Permit for a Tower/antenna for cellular communication on property zoned a CR-D-1 Community Retail District with a Liquor Control Overlay on the north side of Bruton Road, east of St. Augustine Road
Recommendation of Staff: Approval of an 80 foot tower/antenna for cellular communication for a twenty-year period with automatic renewal for additional twenty-year periods, subject to a site plan and staff's recommended conditions
Recommendation of CPC: Denial without prejudice
Z034-264 (WE)

BENEFIT ASSESSMENT HEARINGS

78. A benefit assessment hearing to receive citizens' comments on street paving, storm drainage, water and wastewater main improvements on Bethpage Avenue from Elam Road to Jeane Street, and at the close of the hearing, authorize an ordinance levying benefit assessments, and a contract for construction with Camino Construction, LP, lowest responsible bidder of eight - \$1,445,367 - Financing: 2003 Bond Funds (\$1,008,339), Water Utilities Capital Improvement Funds (\$426,328), and Water Utilities Capital Construction Funds (\$10,700)
79. A benefit assessment hearing to receive citizens' comments on street paving, storm drainage, water and wastewater main improvements on La Barba Circle from Lawnview Avenue to Forney Road, and at the close of the hearing, authorize an ordinance levying benefit assessments, and a contract for the construction with Texas Standard Construction, LTD, lowest responsible bidder of seven - \$437,798 - Financing: 2003 Bond Funds (\$368,193), Water Utilities Capital Improvement Funds (\$66,015), and Water Utilities Capital Construction Funds (\$3,590)

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PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

BENEFIT ASSESSMENT HEARINGS (Continued)

80. A benefit assessment hearing to receive citizens' comments on street paving, storm drainage, water and wastewater main improvements on San Jose Avenue from Morgan Drive to Plaza Boulevard, and at the close of the hearing, authorize an ordinance levying benefit assessments, and a contract for construction with Texas Standard Construction, LTD, lowest responsible bidder of seven - \$637,265 - Financing: 2003 Bond Funds (\$406,075), Water Utilities Capital Improvement Funds (\$222,990), and Water Utilities Capital Construction Funds (\$8,200)

MISCELLANEOUS HEARINGS

Deep Ellum Public Improvement District

Note: Item Nos. 81 and 82 must be considered collectively.

81. * A public hearing to receive citizens' comments regarding the annual assessment rate for the Deep Ellum Public Improvement District (District), in accordance with Chapter 372 of the Texas Local Government Code, for the specified area of the District for the purpose of providing supplemental services, to be funded by assessments on real property and real property improvements in the District - Financing: No cost consideration to the City
82. * An ordinance establishing classifications for the apportionment of costs and the methods of assessing special benefits for the services and improvements to property in the Deep Ellum Public Improvement District (District); approving, adopting and filing with the City Secretary the assessment roll; closing the hearing and levying assessments for the cost of certain services and/or improvements to be provided in the District during 2005; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the assessment; and providing an effective date - Financing: No cost consideration to the City

Dallas Downtown Improvement District

Note: Item Nos. 83 and 84 must be considered collectively.

83. * A public hearing to receive citizens' comments regarding the annual assessment rate for the Dallas Downtown Improvement District (District), in accordance with Chapter 372 of the Texas Local Government Code, for the specified area of the District for the purpose of providing supplemental services, to be funded by assessments on real property and real property improvements in the District - Financing: No cost consideration to the City

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PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

MISCELLANEOUS HEARINGS (Continued)

Dallas Downtown Improvement District
(Continued)

Note: Item Nos. 83 and 84 must be considered collectively.

84. * An ordinance establishing classifications for the apportionment of costs and the methods of assessing special benefits for the services and improvements to property in the Dallas Downtown Improvement District; approving, adopting and filing with the City Secretary the assessment roll; closing the hearing and levying assessments for the cost of certain services and/or improvements to be provided in the District during 2005; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the assessment; and providing an effective date - \$180,000 - Financing: Current Funds (subject to annual appropriations)

Prestonwood Public Improvement District

Note: Item Nos. 85 and 86 must be considered collectively.

85. * A public hearing to receive citizens' comments regarding the annual assessment rate for the Prestonwood Public Improvement District (District), in accordance with Chapter 372 of the Texas Local Government Code, for the specified area of the District for the purpose of providing supplemental services, to be funded by assessments on real property and real property improvements in the District - Financing: No cost consideration to the City
86. * An ordinance establishing classifications for the apportionment of costs and the methods of assessing special benefits for the services and improvements to property in the District; approving, adopting and filing with the City Secretary the assessment roll; closing the hearing and levying assessments for the cost of certain services and/or improvements to be provided in the District during 2005; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the assessment; and providing an effective date - Financing: No cost consideration to the City

Uptown Public Improvement District

Note: Item Nos. 87 and 88 must be considered collectively.

87. * A public hearing to receive citizens' comments concerning the annual assessment rate for the Uptown Public Improvement District (District), in accordance with Chapter 372 of the Texas Local Government Code, for the specified area of the District for the purpose of providing supplemental services, to be funded by assessments on real property and real property improvements in the District - Financing: No cost consideration to the City

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PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

MISCELLANEOUS HEARINGS (Continued)

Uptown Public Improvement District
(Continued)

Note: Item Nos. 87 and 88 must be considered collectively.

88. * An ordinance establishing classifications for the apportionment of costs and the methods of assessing special benefits for the services and improvements to property in the Uptown Public Improvement District; approving, adopting and filing with the City Secretary the assessment roll; closing the hearing and levying assessments for the cost of certain services and/or improvements to be provided in the District during 2005; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the assessment; and providing an effective date - Financing: No cost consideration to the City

Vickery Meadow Public Improvement District

Note: Item Nos. 89 and 90 must be considered collectively.

89. * A public hearing to receive citizens' comments concerning the annual assessment rate for the Vickery Meadow Public Improvement District (District), in accordance with Chapter 372 of the Texas Local Government Code, for the specified area of the District for the purpose of providing supplemental services, to be funded by assessments on real property and real property improvements in the District - Financing: No cost consideration to the City
90. * An ordinance establishing classifications for the apportionment of costs and the methods of assessing special benefits for the services and improvements to property in the Vickery Meadow Public Improvement District; approving, adopting and filing with the City Secretary the assessment roll; closing the hearing and levying assessments for the cost of certain services and/or improvements to be provided in the District during 2005; fixing charges and liens against the property in the District and against the owners thereof; providing for the collection of the assessment; and providing an effective date - Financing: No cost consideration to the City

September 22, 2004

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

MISCELLANEOUS HEARINGS (Continued)

Note: Item Nos. 91 and 92 must be considered collectively.

Private Sale of Unimproved Properties

91. * A public hearing to receive citizens' comments on the proposed private sale and conveyance by quitclaim deed of 3 unimproved properties acquired by the taxing authorities from the Sheriff's Sale to Builders of Hope Community Development Corporation, a qualified non-profit organization - Financing: No cost consideration to the City
92. * Authorize the private sale, as provided for by Section 253.010 of the Texas Local Government Code (Section 34.015 of the Texas Property Tax Code), and conveyance by quitclaim deed of 3 unimproved properties acquired by the taxing authorities from a Sheriff's Sale to Builders of Hope Community Development Corporation, a qualified non-profit organization (list attached) - Revenue: \$3,200

ITEMS FOR INDIVIDUAL CONSIDERATION

93. 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)

FY 2004-05 Budget Items

94. * Final reading and adoption of appropriation ordinances for the proposed FY 2004-05 City of Dallas Operating, Grants, & Trusts and Capital Budgets - Financing: No cost consideration to the City
95. * An ordinance setting the tax rate for FY 2004-05 at 71.97¢ per \$100 valuation and levying ad valorem taxes for the City of Dallas, Texas for FY 2004-05 - Financing: No cost consideration to the City
96. * An ordinance amending Chapters 2, 7, 17, 18, 24, 29 and 42A of the Dallas City Code to revise and establish various fees for City services - Estimated Revenue: \$7,445,493 - General Fund (\$2,637,469), Convention and Event Services Current Funds (\$435,934), Storm Water Drainage Management Funds (\$4,372,090)
97. * An ordinance amending Chapter 49 of the Dallas City Code to adjust rates for water and wastewater services for Dallas and customer cities, effective October 1, 2004 (list attached) - Estimated Revenue: \$26,050,000
98. * Authorize **(1)** position changes; **(2)** a five percent across-the-board pay increase for uniformed employees effective October 1, 2004; and **(3)** a two percent across-the-board pay increase for civilian employees effective January 1, 2005

September 22, 2004

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

FY 2004-05 Budget Items (Continued)

99. * Authorize **(1)** termination of the contract with Eckerd Health Services effective December 31, 2004; and **(2)** an amendment to the contract with Humana Inc. to integrate the prescription drug program, at an average dispensing fee cost of \$1.83 per prescription, for the period January 1, 2005 through December 31, 2007 - \$1.83 per prescription average cost for net savings of \$374,000 - Financing: Employee Benefits Current Funds (subject to annual appropriations)
100. Authorize settlement of a judgment in the lawsuit styled City of Dallas v. Redbird Development Corporation, Cause No. DV-99-08817 - \$3,000,000 - Financing: Current Funds (subject to appropriations)
101. 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
102. Authorize hardship relief for property located at 3305 Ross Avenue from the Ross Avenue moratorium on the acceptance of applications for building permits and certificates of occupancy for non-residential properties on Ross Avenue from Central Expressway to Fitzhugh Avenue - Financing: No cost consideration to the City
103. Authorize hardship relief for property located at 4621 Ross Avenue from the Ross Avenue moratorium on the acceptance of applications for building permits and certificates of occupancy for non-residential properties on Ross Avenue from Central Expressway to Fitzhugh Avenue - Financing: No cost consideration to the City
- 104.** Authorize an extension of the moratorium on the acceptance of applications for permits or certificates of appropriateness for a kiosk or kiosk signs to be located in the city until February 4, 2005 - Financing: No cost consideration to the City **(Requires a 3/4 vote of the full City Council for approval)**
105. Authorize adoption of the City of Dallas' State Legislative Agenda for the 79th Session of the Texas Legislature - Financing: No cost consideration to the City

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ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

ITEMS FOR FURTHER CONSIDERATION

106. An ordinance amending Chapter 28 of the Dallas City Code to expand boundaries for the Deep Ellum metered parking area; establish the Southside metered parking area; establish and revise parking rates for various streets and parking lots inside and outside the Central Business District; and delete a requirement restricting when the City Council may authorize the placement of excess parking meters within a defined metered parking area or the placement of any parking meter outside of a defined metered parking area (list attached) - Estimated Revenue: \$229,340
107. Authorize hardship relief for property located at 2862 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
108. Authorize hardship relief for property located at 3647 West Northwest Highway from the West Northwest Highway moratorium on the acceptance of applications for building permits and certificates of occupancy for non-residential properties within 500 feet of the north or south right-of-way line of West Northwest Highway, from Stemmons Freeway to Mixon Drive - Financing: No cost consideration to the City

September 22, 2004

**Cadillac Heights Neighborhood
Relocation Assistance
Agenda Item #40**

<u>Owner</u>	<u>Property Address</u>	<u>Moving Expense</u>	<u>Replacement Housing Pymt</u>	<u>Council District</u>
Williams, Elisha	2407 Cadillac Drive		\$37,500	2
Saldivar, Lozaro & Carmen Saldivar	2534 Chrysler Drive	\$1,050	\$15,750	2
Saldivar, Arnulfo & Rosa Saldivar	725 Packard Street	\$1,150	\$40,500	2
Ruiz, Martin & Marina Ruiz	1023 Packard Street	\$1,150	\$14,700	2
Thompson, Lawanda	2710 Roberta Street	\$ 950	\$12,600	7
Armstrong, Jerry & Sharon Armstrong	2735 Roberta Street	\$1,050	\$13,230	2

September 22, 2004

New Parking Meter Installations
Agenda Items #59/60

<u>Project</u>	<u>Limits</u>	<u>Council District</u>
Victory/Uptown area	2300 - 2400 Houston Street	2
Deep Ellum area	2700 - 3000 Canton Street	2
	200 N. - 300 S. Hall Street	2

September 22, 2004

**Tax Foreclosure Property Resale
Agenda Items #91/92**

<u>Parcel No.</u>	<u>Address</u>	<u>Mapsco</u>	<u>Non-Profit Organization</u>	<u>Amount District</u>	Council
1.	3723 Nomas	43J	Builders of Hope Community Development Corporation	\$1,199.50	3
2.	1715 Pueblo	44N	Builders of Hope Community Development Corporation	\$1,000.00	3
3.	1960 Shaw	44J	Builders of Hope Community Development Corporation	\$1,000.00	3

September 22, 2004

**Proposed Fee Changes
Agenda Item #97**

<u>Development Related Fees</u>	<u>Existing Fee</u>	<u>Proposed Fee</u>
Wastewater Installations (Basic Service)	\$2,210.00	\$2,111.00
Installation 3/4" Water Service (Basic Service)	\$1,908.00	\$2,172.00
Installation 1" Water Service	\$1,928.00	\$2,192.00
Installation 1.5" Water Service	\$2,138.00	\$2,349.00
Installation 2" Water Service	\$2,488.00	\$2,374.00
Connecting Existing 3/4" Water Service	\$ 675.00	\$ 875.00
Connecting Existing 1" Water Service	\$ 725.00	\$ 925.00
Connecting Existing 1.5" Water Service	\$1,225.00	\$1,275.00
Connecting Existing 2" Water Service	\$1,275.00	\$1,335.00

September 22, 2004

Summary of Proposed Ordinance Changes
Agenda Item #106

<u>Project Location</u>	<u>Current Status</u>	<u>Proposed Change</u>
Deep Ellum Metered Parking Area	Parking Boundaries: Eastern - Hall Western - Good-Latimer Northern - Indiana Southern - Canton	Extend eastern boundary from Hall Street to 1st Avenue
Southside Metered Parking Area	No parking boundaries established	Establish parking boundaries: Eastern - Ervay Western - Lamar Northern - R.L. Thornton Southern - Corinth
Southside Area Parking Rates	No meter rate established	Establish a parking meter rate of \$.60 per hour, 7 a.m. to 6 p.m., Monday through Saturday
West End Brewery Parking Lot	\$2 daily, \$5 nightly, 7 days per week	Increase to \$5 all day on weekends
West End Parking Lot #1	\$2 daily, \$5 nightly, 7 days per week	Increase to \$5 all day on weekends
West End Parking Lot #2	\$.60/hour, 7 a.m. to 10 p.m., 7 days/week	\$2 daily, \$5 nightly on weekdays and \$5 all day on weekends
Deep Ellum Parking Lots	\$1/day, \$2/night, 7 days/week	\$2 daily, \$5 nightly on weekdays and \$5 all day on weekends

September 22, 2004

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. Contemplated or pending litigation, or matters where legal advice is requested of the City Attorney. Section 551.071 of the Texas Open Meetings Act.
2. The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.072 of the Texas Open Meetings Act.
3. A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.073 of the Texas Open Meetings Act.
4. Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Section 551.074 of the Texas Open Meetings Act.
5. The deployment, or specific occasions for implementation of security personnel or devices. Section 551.076 of the Texas Open Meetings Act.
6. Deliberations regarding economic development negotiations. Section 551.087 of the Texas Open Meetings Act.