

**AGENDA**  
**CITY COUNCIL MEETING**  
**NOVEMBER 10, 1999**  
**CITY OF DALLAS**  
**1500 MARILLA**  
**COUNCIL CHAMBERS, CITY HALL**  
**DALLAS, TEXAS 75201**  
**9:00 A. M.**

Invocation and Pledge of Allegiance (Council Chambers) [99-3560]

Agenda Item/Open Microphone Speakers [99-3561]

**VOTING AGENDA**

1. Approval of Minutes of the October 27, 1999 City Council Meeting [APPROVED AS CORRECTED; 99-3562]

**CONSENT AGENDA** [99-3563]

**AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS**

**Engineering and Architectural Contracts**

2. Authorize professional services contracts with ArchiTexas; Norman Alston Architects; and PBS&J to provide Historic American Buildings Survey Level I and Level III documentation of National Register eligible properties under demolition order by the City - Not to exceed \$51,295 - Financing: 1997-98 Community Development Grant Funds (\$16,295); 1998-99 Community Development Grant Funds (\$35,000) [APPROVED; 99-3564]

## CONSENT AGENDA

### AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

#### Engineering and Architectural Contracts (Continued)

3. Authorize a professional services contract with Wallace, Roberts & Todd to provide design services for the construction of a new concrete trail at Bisbee Parkway - \$44,926 - Financing: 1998-99 Community Development Grant Funds [APPROVED; 99-3565]
4. Authorize a professional services contract with HLM Design, Inc., dba JPJ Architects, Inc., to provide design services for Phase I improvements including ceiling repair, catwalk renovation, updated performance lighting, stage rigging, rest room facilities, and new sidewalks for the Fair Park Coliseum - \$158,518 - Financing: 1998 Bond Funds [APPROVED; 99-3566]
5. Authorize a professional services contract with Carter & Burgess, Inc. for the engineering design to dredge Bachman Lake - \$372,930 - Financing: Current Funds [APPROVED AS AN INDIVIDUAL ITEM; 99-3567]
6. Authorize a professional services contract with HDR Engineering, Inc. for Phase III effluent filter modifications and mechanical improvements at Southside Wastewater Treatment Plant - \$757,018 - Financing: Water Utilities Capital Improvement Funds [APPROVED; 99-3568]

#### Authorization of Contracts

7. Authorize a contract for playground renovations and equipment replacement at Briargate and Meadowstone Parks and for furnishing and installing a park sign at J.J. Lemmon Park - C. Slater Construction, L.L.C., lowest responsible bidder of four - \$152,500 - Financing: 1995 Bond Funds [APPROVED; 99-3569]
8. Authorize a contract for playground renovations and equipment replacement at Stafford, Mattie Nash/Myrtle Davis, Exline and Danieldale Parks - Pittman Construction, Inc., lowest responsible bidder of four - \$194,731 - Financing: 1995 Bond Funds (\$169,919) and 1998 Bond Funds (\$24,812) [APPROVED AS AN INDIVIDUAL ITEM; 99-3570]
9. Authorize a contract for the construction of street paving, landscaping, parking, traffic signal, storm drainage, water and wastewater main improvements for the Davis/Bishop Area Improvements (list attached) - Gibson & Associates, Inc., lowest responsible bidder of three - \$2,424,072 - Financing: 1998-99 Community Development Grant Funds (\$459,272), Neighborhood Renaissance Partnership Section 108 Notes (\$1,000,000), Water Utilities Capital Improvement Funds (\$923,170), Water Utilities Capital Construction Funds (\$41,630) [APPROVED AS AN INDIVIDUAL ITEM; 99-3571]

CONSENT AGENDA (Continued)

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Contract Amendments

10. Authorize an increase in the contract with Gibson and Associates, Inc. for fill material to raise the roadway to appropriate grade and improvements to the storm sewer system required by the improvements to Market Center Boulevard from Stemmons Freeway to Harry Hines Boulevard - \$114,671, from \$859,314 to \$973,985 - Financing: 1995 Bond Funds [APPROVED; 99-3572]

Construction Miscellaneous

11. Authorize the rejection of bids received for construction of a new playground and associated improvements at Old East Dallas Work Yard Park and authorize readvertisement for new bids - Financing: No cost consideration to the City [APPROVED; 99-3573]
12. Authorize an Interlocal Agreement with the Texas Department of Transportation to provide cost reimbursement for installing, operating, adjusting, maintaining, and removing temporary traffic signal equipment at the intersections of SH 289 (Preston Road) at Spring Valley Road, Arapaho Road and Campbell Road - \$69,660 - Financing: Texas Department of Transportation Grant Funds [APPROVED; 99-3574]
13. Authorize an Interlocal Agreement with the Texas Department of Transportation to provide cost reimbursement for providing permanent traffic control devices at the intersection of IH 635 at Miller Road - \$11,464 - Financing: Texas Department of Transportation Grant Funds [APPROVED; 99-3575]
14. Authorize the rejection of bids received for the Kellogg-Kiest Storm Drainage Improvements project and authorize readvertisement for bids - Financing: No cost consideration to the City [APPROVED AS AN INDIVIDUAL ITEM; 99-3576]
15. Authorize a Railroad Crossing Agreement with the Burlington Northern and Santa Fe Railway Company to provide cost to widen and improve the grade crossing where Market Center Boulevard crosses the Railway at the crossing designated DOT Crossing No. 597-759W - \$345,254 - Financing: 1995 Bond Funds [APPROVED; 99-3577]
16. Authorize a benefit assessment hearing to be held on January 12, 2000 for street paving, storm drainage, bridge, water and wastewater main improvements on Eastridge Road from Skillman Street to Park Lane - Financing: No cost consideration to the City [APPROVED; 99-3578]
17. Authorize a benefit assessment hearing to be held on January 12, 2000 for street paving, water and wastewater main improvements on Quinn Street from Prairie Creek Road east 500 feet to existing improvements - Financing: No cost consideration to the City [APPROVED; 99-3579]

CONSENT AGENDA (Continued)

## LAND ACQUISITION

18. Authorize acquisition of 3,840 square feet of land from Shirley Jean Alston, improved with a single family dwelling, located near the intersection of Farragut Street and Oakland Avenue - \$21,991 and eligible relocation benefits, not to exceed \$5,250 for tenant-occupied property, plus reasonable moving expenses - Financing: 1995 Bond Funds **[APPROVED AS CORRECTED ON THE ADDENDUM; 99-3580]**
19. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Dempsey Pilcher of approximately 4.2 acres of land improved with a residential structure, barn and shed, for park purposes, located at the intersection of Arcadia Drive and Tatum Avenue - \$65,000 - Financing: 1985 Bond Funds **[APPROVED; 99-3581]**

## LAND MISCELLANEOUS

20. Authorize a three-year sublease agreement with Agape Clinics of Texas, Inc. for approximately 820 square feet of office and clinic space located at 1459 Acton Avenue in the City of Duncanville, Texas, to be used as a new Women, Infants and Children clinic for the period November 1, 1999 through October 31, 2002 - \$1,028 per month, for a total of \$12,336 annually - Financing: Texas Department of Health Grant Funds **[APPROVED; 99-3582]**
21. An ordinance granting renewal of a private license to Southwestern Bell Telephone Company, for the use of approximately 715 square feet of land, for the purpose of maintaining an existing aerial pedestrian bridge across Akard Street right-of-way, located near its intersection with Wood Street - Revenue: \$1,860 annually plus the \$20 ordinance publication fee **[APPROVED; 99-3583; ORDINANCE 24088]**

## PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES

22. Authorize the purchase of a paint striping machine at Dallas Love Field with the lowest responsible bidder of two - Crescent Machinery Company - Not to exceed \$145,582 - Financing: Aviation Current Funds **[APPROVED; 99-3584]**
23. Authorize a thirty-six-month multiple award price agreement for the purchase of janitorial supplies with the lowest responsible bidders of three - Lind Paper Co., Eagle Brush and Chemicals, Inc. - Not to exceed \$1,443,543 - Financing: Current Funds (\$1,140,263), Water Utilities Current Funds (\$221,993), Aviation Current Funds (\$81,287) **[APPROVED; 99-3585]**
24. Authorize the rejection of bids received for reprographic services and authorize readvertisement for new bids - Financing: No cost consideration to the City **[APPROVED AS AN INDIVIDUAL ITEM; 99-3586]**

## CONSENT AGENDA (Continued)

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

25. Authorize the purchase of thermal imaging cameras with the lowest responsible bidder of five - ISG Thermal Systems USA, Inc. - Not to exceed \$198,240 - Financing: Current Funds [APPROVED; 99-3587]

### RATIFICATION OF EMERGENCY PURCHASE

26. Authorize the ratification of an emergency purchase for the installation of 12,000 linear feet of six-foot chain link fence for the Herman Nethery and T.E. Frossard's properties (Deepwood Landfill) located south of Loop 12, east of Long Acre Lane and west of Jim Miller Road - Richardson Bros. Fence Company, Inc. - Not to exceed \$72,000 - Financing: Current Funds [APPROVED; 99-3588]
27. Authorize the ratification of an emergency purchase to lease electrical power generators for Southside Wastewater Treatment Plant and Central Wastewater Treatment Plant - Darr Equipment Operating Company, L.P. - \$339,702 - Financing: Water Utilities Current Funds [APPROVED; 99-3589]

### MISCELLANEOUS

28. Authorize settlement of a lawsuit, styled Jennifer Holland v. Christopher Harmon, et al, Cause No. 3:97-CV-0754-D - Financing: Current Funds [APPROVED; 99-3590]
29. Authorize payment of a judgment in a lawsuit, styled Robert L. Kinkade v. City of Dallas, a Political Subdivision, and Allan M. Brown, Cause No. 97-11239-I - Financing: Current Funds [APPROVED; 99-3591]
30. Determine base amount and category allocation in connection with the implementation of HB 1777 and authorize filing same with the Public Utility Commission by December 1, 1999 - Financing: No cost consideration to the City [DEFERRED UNTIL 11/17/99; 99-3592]
31. Authorize a replacement housing payment and a disbursement of funds from the Substandard Housing Assistance Repair Demonstration Program for homeowner, Archie R. Thomas, as a result of an order to vacate and demolish by the Urban Rehabilitation Standards Board in an amount not to exceed \$40,000 - Financing: 1999-00 Community Development Grant Funds (\$22,500) and 1998-99 Community Development Grant Funds (\$17,500) [APPROVED AS AN INDIVIDUAL ITEM; 99-3593]
32. Authorize a replacement housing payment and disbursement of funds from the Substandard Housing Assistance Repair Demonstration Program for homeowner, Charles Allen, as a result of an order to vacate and demolish by the Urban Rehabilitation Standards Board in an amount not to exceed \$40,000 - Financing: 1999-00 Community Development Grant Funds (\$22,500) and 1998-99 Community Development Grant Funds (\$17,500) [APPROVED; 99-3594]

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

33. Authorize a replacement housing payment and disbursement of funds from the Substandard Housing Assistance Repair Demonstration Program for homeowner, Jo Ella Alexander, as a result of an order to vacate and demolish by the Urban Rehabilitation Standards Board in an amount not to exceed \$40,000 - Financing: 1999-00 Community Development Grant Funds (\$22,500) and 1998-99 Community Development Grant Funds (\$17,500) **[APPROVED AS AN INDIVIDUAL ITEM; 99-3595]**
34. Authorize approval of the bi-weekly tax action **[APPROVED; 99-3596]**
35. An ordinance amending Chapter 10A of the Dallas City Code to allow designated luxury trucks and sport-utility vehicles to provide stretch limousine service in the city - Financing: No cost consideration to the City **[APPROVED; 99-3597; ORDINANCE 24089]**
36. Authorize **(1)** funding for acquisition of the Kirby Building's historic facade easement located at 1509 Main Street in accordance with City Council Resolution No. 97-3504 approved October 22, 1997 and the terms of the Purchase and Sale Agreement; and **(2)** a maintenance agreement with Walt Hall Kirby Associates, Ltd. ("Walt Hall Kirby") setting out Walt Hall Kirby's responsibilities in maintaining the facade of the Kirby Building - \$900,000 - Financing: City Center TIF District Funds **[APPROVED; 99-3598]**
37. Authorize the second of five payments in accordance with the economic development grant agreement with the Big 12 Conference authorized by City Council Resolution No. 99-1112 for an additional twelve-month period from January 1, 2000 through December 31, 2000 for the marketing and promotion of the City of Dallas as a center for Big 12 Conference sporting events, conferences and meetings to increase tourism and enhance economic growth - Not to exceed \$250,000 - Financing: Public/Private Partnership Funds **[APPROVED AS AN INDIVIDUAL ITEM; 99-3599]**
38. Authorize the execution of a secured no-interest forgivable loan to the United Front of Dallas, Inc., for construction related tasks including fencing, signage, awning, additional parking lot lights, and extra seating necessary for the completion of a state-of-the-art indoor skating rink at 2923 E. Ledbetter Drive, located inside Neighborhood Renaissance Partnership Area B and the Enterprise Community/Enterprise Zone; United Front of Dallas, Inc. will be required to meet certain criteria for the provision of public services to eligible persons for a minimum of five years - Not to exceed \$60,000 - Financing: 1999-00 Community Development Grant Funds **[APPROVED; 99-3600]**
39. Authorize a contract with Holmes Street Foundation, Inc. for the provision of substance abuse treatment services in an outpatient setting for adolescents for the period November 1, 1999 through October 31, 2000 - Not to exceed \$100,000 - Financing: Current Funds (\$50,000), 1998-99 Community Development Grant Funds (\$25,000), and 1999-00 Community Development Grant Funds (\$25,000) **[APPROVED AS AN INDIVIDUAL ITEM; 99-3601]**

CONSENT AGENDA (Continued)  
MISCELLANEOUS (Continued)

40. Authorize a professional services contract with Temporary Medical Staffing, Inc., for the provision of services of a phlebotomist to obtain blood specimens for lead screening for residents of the city of Dallas for the period October 1, 1999 through September 30, 2000 - Not to exceed \$30,000 - Financing: Current Funds **[APPROVED AS AN INDIVIDUAL ITEM; 99-3602]**
41. Authorize an Interlocal Agreement with Dallas County to provide assistance for persons eligible for services under the Housing Opportunities for Persons with AIDS contract for the period December 1, 1999 through September 30, 2002 - Not to exceed \$2,495,038 - Financing: 1999-00 Housing Opportunities for Persons with AIDS Grant Funds (\$1,950,850) and 1998-99 Housing Opportunities for Persons with AIDS Reprogramming Funds (\$544,188) **[APPROVED; 99-3603]**
42. Authorize application for and acceptance of a grant from the Gates Library Foundation to provide funds to enhance access to computers and the Internet in nine Dallas Public Library branches and execution of the grant agreement - Not to exceed \$103,550 - Financing: Gates Library Foundation Grant Funds **[APPROVED; 99-3604]**
43. A resolution appointing Carl Hays as an Associate (part-time) Municipal Court Judge - Financing: No additional cost consideration to the City **[APPROVED; 99-3605]**
44. Authorize the acceptance of a gift from the Estate of Barbara Ann Galipp to the Genealogy Section of the main Dallas Public Library and branches for the purchase of genealogical materials in an amount not to exceed \$140,000 - Financing: Gift and Donations Funds **[APPROVED; 99-3606]**
45. An ordinance authorizing a correction to Ordinance No. 23850 which established Planned Development District No. 542 for certain R-5(A) Single Family District Uses and Private Streets on property on the northwest side of Ferguson Road, southwest of Lakeland Drive, providing for the attachment of a corrected development plan (Z989-141/10768-NE(SS)) - Financing: No cost consideration to the City **[APPROVED; 99-3607; ORDINANCE 24090]**
46. An ordinance amending Chapter 53 of the Dallas City Code adopting the 1997 Edition of the Uniform Building Code, with local amendments - Financing: No cost consideration to the City **[APPROVED AS AN INDIVIDUAL ITEM; 99-3608; ORDINANCE 24091]**
47. An ordinance amending Chapter 16 of the Dallas City Code to adopt the 1997 Uniform Fire Code, with local amendments - Financing: No cost consideration to the City **[APPROVED; 99-3609; ORDINANCE 24092]**
48. Authorize an agreement with the Texas Department of Transportation to temporarily close U.S. 75 (North Central Expressway) southbound from LBJ Freeway to Woodall Rodgers Freeway for one hour on Sunday, December 5, 1999 for a North Central 2000 Celebration parade - \$17,000 - Financing: Private Funds **[APPROVED AS AN INDIVIDUAL ITEM; 99-3610]**

## CONSENT AGENDA (Continued)

### MISCELLANEOUS (Continued)

49. Authorize continuation of a contract with United States Geological Survey for operation of streamflow and water quality gauging stations in the Trinity River basin for FY 1999-00 - \$62,910 - Financing: Water Utilities Current Funds [APPROVED; 99-3611]

## PUBLIC HEARINGS AND RELATED ACTIONS

### ZONING CASES - CONSENT [APPROVED]

50. A City Plan Commission authorized hearing to determine the proper zoning with consideration being given to the granting of a zoning district that will permit nonresidential uses for properties presently zoned an A(A) Agricultural District, an R-5(A) Single Family District, and an MH(A) Manufactured Home District on an area generally bounded by Walton Walker Boulevard, the Dallas City Limit Line, Iroquois Street, Nomas Street, Lapsley Street, and Singleton Boulevard  
Recommendation of Staff: Approval of a change of zoning to an LI Light Industrial District, excluding those lots containing single family dwellings  
Recommendation of CPC: Approval of a change of zoning to an LI Light Industrial District  
Z978-215/10547-NW(FD) [APPROVED AS AMENDED; 99-3612]
51. Application for and an ordinance granting an amendment to Specific Use Permit No. 1089 for a Public School (Old Mill Road Elementary) to allow three additional elementary school classrooms on property at the northwest corner of Old Mill Road and Briargrove Lane  
Recommendation of Staff and CPC: Approval  
Z989-260/8989-NC(MB) [CPC RECOMMENDATION FOLLOWED; 99-3613; ORDINANCE 24094]
52. Application for and an ordinance granting a GR General Retail Subdistrict on property presently zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on property on the northeast side of Lake Avenue, northwest of Kings Road, and a resolution authorizing acceptance of a deed restriction instrument submitted in conjunction with the change of zoning  
Recommendation of Staff and CPC: Approval, subject to deed restrictions volunteered by the applicant  
Z989-261/10949-NW(BP) [CPC RECOMMENDATION FOLLOWED; 99-3614; ORDINANCE 24095]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

ZONING CASES - CONSENT (Continued)

53. Application for and an ordinance granting an amendment to the conceptual plan and conditions for portions of Planned Development District No. 247 for Single family, Multiple-family, Office, Retail, Commercial, Public school, and Open space uses on property on the southwest side of Jefferson Boulevard, west of the G.C. & S.F. Railroad  
Recommendation of Staff and CPC: Approval, subject to a new Conceptual Plan A Z989-272/6600-SW(RB) [CPC RECOMMENDATION FOLLOWED; 99-3615; ORDINANCE 24096]
54. Application for and an ordinance granting an amendment to the sign regulations in Planned Development District No. 73 for Office and Retail Uses on property on the east side of North Central Expressway, south of Northwest Highway  
Recommendation of Staff: Approval with no exceptions to Article VII regulations  
Recommendation of CPC: Approval, subject to certain modifications of the proposed exceptions  
Z989-273/1296-NE(MB) [CPC RECOMMENDATION FOLLOWED; 99-3616; ORDINANCE 23097]
55. Application for and an ordinance granting an R-5(A) Single Family District on property presently zoned as Planned Development District No. 179 for Industrial Uses on Tract I, and an application for and an ordinance granting an amendment to the conceptual plan, conditions and boundary description for the remaining portion of Planned Development District No. 179 on Tract II on property at the northwest corner of Jefferson Boulevard and Calumet Avenue  
Recommendation of Staff and CPC: Approval  
Z989-276/2686-SW(BP) [CPC RECOMMENDATION FOLLOWED; 99-3617; ORDINANCES 24098 AND 24099]
56. Application for and an ordinance granting an IR Industrial Research District on property presently zoned an MU-3 Mixed Use District on the west side of Harry Hines Boulevard, north of Willowbrook Road  
Recommendation of Staff & CPC: Approval  
Z989-279/10962-NW(SS) [CPC RECOMMENDATION FOLLOWED; 99-3618; ORDINANCE 24100]
57. Application to terminate the existing deed restrictions on property presently zoned as Subdistrict 11 within Planned Development District No. 298, the Bryan Area Special Purpose District, on the southeast side of Swiss Avenue, southwest of North Peak Avenue, and a resolution authorizing acceptance of an instrument terminating the deed restrictions  
Recommendation of Staff and CPC: Approval  
Z989-280/6176-C(SS) [CPC RECOMMENDATION FOLLOWED; 99-3619]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

ZONING CASES - CONSENT (Continued)

58. Application for and an ordinance granting an amendment to Planned Development District No. 174 for Hotel, Office, Game Court Center, Private Recreation Club, Private Club, Medical Clinic, Limited Retail, Retirement Housing, Assisted Living, Convalescent and Nursing Home, Hospice Care, and Multiple Family Dwelling Uses to 1) add an Electrical Substation as a use by right; 2) terminate the two approved development plans; and 3) change the location of the phasing line as delineated on the conceptual plan on property at the west corner of Lemmon Avenue and Carlisle Street  
Recommendation of Staff and CPC: Approval  
Z989-283/536-C(MB) [CPC RECOMMENDATION FOLLOWED; 99-3620; ORDINANCE 24101]
59. Application for and an ordinance granting an amendment to the conditions for Subdistrict A within the West Residential Subzone of Planned Development District No. 305 (the Cityplace Development) to revise setbacks, height, lot frontage, an access easement, residential proximity slope, visibility triangles, separation of buildings, landscaping, access restriction, and tree removal, and approval of a development plan and landscape plan for single family uses within Subdistrict A on property on the northeast side of Blackburn Street, northwest of Travis Street  
Recommendation of Staff and CPC: Approval  
Z989-284/8018-C(MB) [CPC RECOMMENDATION FOLLOWED; 99-3621; ORDINANCE 24102]
60. Application for and an ordinance granting a Planned Development District for LO-3 Limited Office District Uses, Commercial and Business Service Uses, Institutional and Community Service Uses, Single Family Uses, Transit Passenger Shelter Uses, Hotel or Motel Uses, and Tower/Antenna for Cellular Communication Uses on property presently zoned as Planned Development District No. 257 for Office, Retail and Warehouse Uses, an NS(A) Neighborhood Service District, and an LO-3 Limited Office District on property on the northeast side of Walton Walker Boulevard, north of Exchange Service Drive  
Recommendation of Staff and CPC: Approval, subject to a conceptual/development plan and conditions  
Z989-287/49-SW(MB) [CPC RECOMMENDATION FOLLOWED; 99-3622; ORDINANCE 24103]
61. Application for and an ordinance granting an RR Regional Retail District on property presently zoned as Planned Development District No. 244 for Multiple Family Uses, a Nursing Home Use, a Residence Home for the Aged, Office Uses, Retail Uses and an Adult Activity Center, and also zoned an MF-2(A) Multifamily District at the southeast corner of Wheatland Road and Westmoreland Road  
Recommendation of Staff and CPC: Approval  
Z989-289/10969-SW(BP) [CPC RECOMMENDATION FOLLOWED; 99-3623; ORDINANCE 24104]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

ZONING CASES - CONSENT (Continued)

62. Application for and an ordinance granting a CS Commercial Service District on property presently zoned an IR Industrial Research District on the south side of Royal Lane, east of Newkirk Street  
Recommendation of Staff and CPC: Approval  
Z989-292/10967-NW(FD) [CONTINUED UNTIL 12/08/99 WITH HEARING OPEN; 99-3624]
63. Application for and an ordinance granting a Specific Use Permit for a Public or Private School (Bishop Dunne High School) on property presently zoned an R-7.5(A) Single Family District on the east side of Rugged Drive, north of Vatican Lane  
Recommendation of Staff and CPC: Approval for a twenty-year time period with eligibility for automatic renewal for additional twenty-year time periods, subject to a site plan and conditions  
Z989-293/10973-SW(FD) [CPC RECOMMENDATION FOLLOWED; 99-3625; ORDINANCE 24105]
64. Application for and an ordinance granting an amendment to the site plan and conditions for Specific Use Permit No. 1306 for a Private Recreation Center, Club, or Area to allow additional facilities to include a pavilion, a golf course, a golf driving range, a swimming pool, the relocation and enlargement of a proposed horse barn, and to extend the time period five years from the date of City Council approval on property presently zoned an R-7.5(A) Single Family District on the northwest side of East Wheatland Road, east of Houston School Road  
Recommendation of Staff and CPC: Approval  
Z989-296/6507-SW(SS) [APPROVED AS AMENDED; 99-3626; ORDINANCE 24106]
65. Application for and an ordinance granting a Specific Use Permit for a Community Service Center on property presently zoned a CR Community Retail District on the northeast side of Gaston Avenue, northwest of Garland Road  
Recommendation of Staff and CPC: Approval for a twenty-year time period with eligibility for automatic renewal for additional twenty-year time periods, subject to a site plan and conditions  
Z989-300/9885-NE(SS) [CPC RECOMMENDATION FOLLOWED; 99-3627; ORDINANCE 24107]

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

ZONING CASES UNDER ADVISEMENT - INDIVIDUAL

66. Application for and an ordinance granting a Planned Development District for Single Family Uses and Private Streets on property presently zoned as Planned Development District No. 271 for Single Family and Private Recreation Club or Area Uses on the south side of Westgrove Drive, east of Angleview Drive  
Recommendation of Staff and CPC: Approval, subject to a development plan and conditions  
Z989-252/10913-NC(RB) [CONTINUED UNTIL 12/08/99 WITH HEARING OPEN; 99-3628]  
Note: This application was considered by the City Council at a public hearing on October 27, 1999, and was taken under advisement until November 10, 1999, with the public hearing open.
67. Application for and an ordinance granting a Planned Development District for Single Family Uses and Private Streets on property presently zoned as Planned Development District No. 271 for Single Family and Private Recreation Club or Area Uses located south of the Westgrove Drive/Harvest Cove intersection  
Recommendation of Staff and CPC: Approval, subject to a conceptual plan and conditions  
Z989-253/10914-NC(RB) [CONTINUED UNTIL 12/08/99 WITH HEARING OPEN; 99-3629]  
Note: This application was considered by the City Council at a public hearing on October 27, 1999, and was taken under advisement until November 10, 1999, with the public hearing open.
68. Application for and an ordinance granting a Planned Development District for TH(A) Townhouse District Uses, CH Clustered Housing District Uses and Private Streets on property presently zoned as Planned Development District No. 313 for Residential Uses on the north side of Keller Springs Road, west of Preston Road  
Recommendation of Staff and CPC: Approval, subject to a conceptual plan and conditions, and approval of a development plan for Tract 5  
Z989-254/10915-NC(RB) [CONTINUED UNTIL 12/08/99 WITH HEARING OPEN; 99-3630]  
Note: This application was considered by the City Council at a public hearing on October 27, 1999, and was taken under advisement until November 10, 1999, with the public hearing open.
69. Application for and an ordinance granting a Planned Development District for Single Family Uses and Private Streets on property presently zoned as Planned Development District No. 271 for Single Family and Private Recreation Club or Area Uses and Planned Development District No. 313 for Residential Uses on the north side of Keller Springs Road, east of the Dallas North Tollway  
Recommendation of Staff and CPC: Approval, subject to a development plan and conditions  
Z989-255/10916-NC(RB) [CONTINUED UNTIL 12/08/99 WITH HEARING OPEN; 99-3631]  
Note: This application was considered by the City Council at a public hearing on October 27, 1999, and was taken under advisement until November 10, 1999, with the public hearing open.

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

ZONING CASES UNDER ADVISEMENT - INDIVIDUAL (Continued)

70. Application for and an ordinance granting a CR Community Retail District on property presently zoned an MF-2(A) Multifamily District, and an application to remove Specific Use Permit No. 85 for a Cemetery on the north side of Lombardy Lane, east of Porter Avenue  
Recommendation of Staff and CPC: Approval of a CR Community Retail District, and denial of the removal of Specific Use Permit No. 85  
Z989-270/10953-NW(FD) [CPC RECOMMENDATION FOLLOWED; 99-3632; ORDINANCE 24108]  
Note: This application was considered by the City Council at a public hearing on October 13, 1999, and was taken under advisement until November 10, 1999, with the public hearing open.

DEVELOPMENT CODE AMENDMENTS - INDIVIDUAL

71. Consideration of an amendment to CHAPTERS 51 and 51A, "DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, by amending the Dallas Historic Preservation Ordinance, and an ordinance implementing the proposal  
Recommendation of Staff, Landmark Commission and CPC: Approval  
DCA 989-18 [DELETED ON THE ADDENDUM; 99-3633]

BENEFIT ASSESSMENT HEARINGS

**Fairport Road from Longbranch Lane/Riverwood Road to Murdock Road**

72. \* Benefit assessment hearing for street paving, storm drainage and water main improvements for the street listed above [**HEARING CLOSED; 99-3634**]
73. \* Ordinance levying benefit assessments for street paving, storm drainage and water main improvements for the street listed above [**APPROVED; 99-3634; ORDINANCE 24109**]
74. \* Authorize a contract for the construction of street paving, storm drainage and water main improvements for the street listed above - Tiseo Paving Company, lowest responsible bidder of eight - \$969,788 - Financing: 1998 Bond Funds (\$791,488), Water Utilities Capital Improvement Funds (\$156,200), Water Utilities Capital Construction Funds (\$22,100) [**APPROVED; 99-3634**]

ITEMS FOR INDIVIDUAL CONSIDERATION

75. Consideration of appointments to boards and commissions (Closed Session, if necessary, Personnel, Sec. 551.074, T.O.M.A.) [**APPOINTMENTS MADE TO BOARDS; 99-3635 and 99-3636 NO FULL COUNCIL APPOINTMENTS**]

## ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

76. An ordinance authorizing the issuance and sale of \$60,000,000 City of Dallas, Texas, Waterworks and Sewer System Revenue Refunding Bonds, Series 1999; accepting the bids and awarding the sale of the bonds; approving the Official Statement; and enacting other provisions in connection therewith **(To be considered before 12:00 noon)** [APPROVED; 99-3637; ORDINANCE 24093]
77. Authorize hardship relief for J. Charles Cooper with The Perry Company Outdoor Advertising on property at 10111 Lyndon B. Johnson Freeway, northwest of Miller Road from the citywide moratorium on the acceptance of applications for detached non-premise sign permits (Resolution No. 991883, adopted by the City Council on June 9, 1999, and extended by Resolution No. 992866 adopted by the City Council on September 8, 1999) - Financing: No cost consideration to the City [APPROVED; 99-3638]
78. An ordinance amending Chapter 2 of the Dallas City Code to provide for an increase in the City Manager's authority to approve construction contracts up to \$300,000; to approve architectural and engineering services contracts and contract amendments up to \$300,000; to approve change orders on competitively bid contracts up to \$25,000; and making other nonsubstantive revisions in wording - Financing: No cost consideration to the City [REFER BACK TO STAFF FOR FULL COUNCIL BRIEFING; 99-3639]
79. Authorize approval of architectural, engineering and construction projects scheduled for contract award for Fiscal Year 1999-2000 that are subject to the approval authority of the City Manager - Financing: No cost consideration to the City [REFER BACK TO STAFF FOR FULL COUNCIL BRIEFING; 99-3640]
80. A resolution amending Section 6 of the City Council Rules of Procedure to allow for the placement of voting items for architectural, engineering and construction contracts, change orders and supplemental agreements on the City Council briefing meeting agendas - Financing: No cost consideration to the City [APPROVED; 99-3641]
81. Authorize a new policy for responding to requests for 4-way/all-way stop control at intersections when it has been determined to be unwarranted under the existing policy - Financing: No cost consideration to the City [APPROVED; 99-3642]

## ITEMS FOR FURTHER CONSIDERATION

82. Authorize a sixty-month contract with Southwestern Bell Wireless, Inc. for city-wide commercial wireless radiotelephone service (cellular telephone) and associated equipment - Not to exceed \$5,500,000 over the term of the contract - Financing: Current Funds (subject to annual appropriations) [APPROVED; 99-3643]

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

ITEMS FOR FURTHER CONSIDERATION (Continued)

83. Authorize an increase in the existing five-year contract with AT&T Wireless Services for cellular service and equipment in the amount of \$350,000, from \$3,564,853 to \$3,914,853 - Financing: Current Funds [APPROVED; 99-3644]
  
84. An ordinance amending Section 8-1.5 of CHAPTER 8, "BOARDS AND COMMISSIONS," of the Dallas City Code, as amended; authorizing the City Council to waive, after a review of specific circumstances, the maximum term limits established by Section 8-1.5 for city board members; waiving the application of those maximum term limits to permit the appointment of Mr. Kelly Bishop to the Board of Adjustment for a fifth consecutive two-year term; providing a saving clause; providing a severability clause; and providing an effective date (Councilmembers Lipscomb, Hill, Chaney, Thornton-Reese, & Greyson) [DEFERRED UNTIL 12/08/99; 99-3645]

Closed Session [CLOSED SESSION HELD; 99-3646]

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

- Debra Walker, et al v. HUD, et al.
- City of Fort Worth, Texas and American Airlines, Inc. v. City of Dallas, et al., Cause No. 48-171109-97
- Continental Airlines, Inc. and Continental Express, Inc. v. City of Dallas, Texas and City of Fort Worth, Texas, et al., Cause No. 3:98-CV-1187-R (consolidated with City of Dallas, Texas v. Department of Transportation, et al., Cause No. 3:97-CV-1187-R)
- U.S. Department of Transportation  
Love Field Service Interpretation Proceeding,  
Docket No. OST-98-4363
- DFW Airport Bond Financing
- AT&T Communications of the Southwest, Inc. v. City of Dallas, Cause No. 3-98-CV-003-R; GTE Southwest Incorporated v. City of Dallas, Cause No. 3-98-CV-0662-R; Southwestern Bell Telephone Company v. City of Dallas, Cause No. 3-98-0843-R; Teligent, Inc. v. City of Dallas, Cause No. 3-97-CV-3052-R
- Albert, et al. v. City of Dallas, Cause No. 199-697-94
- Hill, et al v. City of Dallas, Cause No. 95-00975-F
- Willis, et al. v. City of Dallas, Cause No. 199-200-95
- Barber, et al v. City of Dallas, Cause No. 199-624-95
- Parker, et al. v. City of Dallas, Cause No. 1-95-107
- Martin, et al v. City of Dallas, Cause No. 1-95-506

Personnel (Sec. 551.074 T.O.M.A.)

- Annual Performance Evaluation (including compensation matters) of the City Manager
- Annual Performance Evaluation (including compensation matters) of the City Secretary
- Annual Performance Evaluation (including compensation matters) of the City Auditor

## ADDENDUM

### ADDITIONS:

Closed Session [**CLOSED SESSION HELD; 99-3646**]

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

- Chris A. Bryant v. MCA/Pace Amphitheatres Group, L.P. and City of Dallas, Texas, No. 3:96-CV-0629-T
- Ozark Airlines, Inc. v. City of Dallas, Texas, U.S. Department of Transportation - FAA Complaint
- Sean Lonergan & Auzar Teherzabed v. AJ=s Wrecker Service v. City of Dallas, Cause No. 3:97-CV-1311-D

Personnel (Sec. 551.074 T.O.M.A.)

- Annual Performance Evaluation (including compensation matters) and reappointment of the City Auditor

### ITEMS FOR INDIVIDUAL CONSIDERATION

1. Authorize a professional services contract with the law firm of Walker, Bright & Whittenton, P. C., to provide legal services in the lawsuit, styled Willard R. Rollins v. City of Dallas, Cause No. DV99-07805-C, and any other proceedings relating to the subject matter of this litigation, in an amount not to exceed \$125,000 - Financing: Current Funds [**APPROVED; 99-3647**]
2. Authorize an amendment to the real property tax abatement agreement with Walt Hall Kirby Associates, Ltd., authorized by City Council on June 10, 1998, by Resolution No. 98-1750 by: **(1)** extending the required substantial completion date of improvements to the real property located at 1500 - 1504 Elm Street, for the construction of a Parking Garage within the **City of Dallas Enterprise Zone Three, Dallas, Texas** from August 31, 1999 to October 31, 1999; and **(2)** changing the start date for the tax abatement period from January 1, 1998 to January 1, 2000 - Financing: No cost consideration to the City [**APPROVED; 99-3648**]

## ADDENDUM

### ADDITIONS: (Continued)

#### ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

##### **Cityplace Area TIF District**

3. \* Authorize a development agreement with Oak Creek Partners, Ltd., to provide funding for the construction of Cityplace West Boulevard between North Central Expressway and McKinney Avenue and the partial construction of Noble Avenue north of Lemmon Avenue East to Cityplace West Boulevard in **Tax Increment Financing Reinvestment Zone Number Two, City of Dallas, Texas (Cityplace Area TIF District)** and establish appropriations in the amount of \$2,600,000 in the Cityplace Area TIF District - Not to exceed \$2,600,000 - Financing: Principal in an amount not to exceed \$2,600,000 to be provided by a private developer and reimbursed with interest from the Cityplace Area TIF District Fund; accrued interest on private funds advanced to be repaid solely from the Cityplace Area TIF District Fund [APPROVED; 99-3649]
4. \* A resolution declaring the intent of **Tax Increment Financing Reinvestment Zone Number Two, City of Dallas, Texas (Cityplace Area TIF District)** to reimburse Oak Creek Partners, Ltd. for funds advanced pursuant to a development agreement between the City and Oak Creek Partners, Ltd. in an amount not to exceed \$2,600,000 for the construction of Cityplace West Boulevard and partial construction of Noble Avenue located in the Cityplace Area TIF District - Financing: Principal in an amount not to exceed \$2,600,000 to be advanced by a private developer and reimbursed with interest solely from the Cityplace Area TIF District Fund; accrued interest on private funds advanced to be repaid solely from the Cityplace Area TIF District Fund [APPROVED; 99-3650]
5. Authorize a contract for Americans with Disabilities Act renovations including replacement of pedestrian walking surface and building entry modifications at City Park - Big Sky Construction Company, Inc., lowest responsible bidder of two - \$881,300 - Financing: 1998 Bond Funds (\$226,748), Capital Construction Funds (\$540,000) and Current Funds (\$114,552) [APPROVED; 99-3651]
6. Authorize conveyance of a drainage easement to the City of Rockwall, containing approximately 6,910 square feet of land, for the construction, maintenance and use of storm sewer outfall facilities on City-owned land at Lake Ray Hubbard located near the intersection of Mediterranean and Village Drives - Financing: No cost consideration to the City [APPROVED; 99-3652]

## ADDENDUM

### ADDITIONS: (Continued)

#### ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

7. Authorize conveyance of a drainage easement to the City of Rockwall, containing approximately 3,579 square feet of land, together with a temporary construction easement, containing approximately 3,847 square feet of land, for the construction, maintenance and use of storm sewer outfall facilities on City-owned land at Lake Ray Hubbard located near the intersection of Alamo Road North and Lakeshore Drive - Financing: No cost consideration to the City [APPROVED; 99-3653]

### BRIEFING

Discussion of procedure for appointment and/or reappointment of City Auditor and vote on proposed changes to appointment procedures [CITY ATTORNEY BRIEFED THE CITY COUNCIL ON THIS ITEM; 99-3654]

### DELETION:

71. Consideration of an amendment to CHAPTERS 51 and 51A, "DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, by amending the Dallas Historic Preservation Ordinance, and an ordinance implementing the proposal  
Recommendation of Staff, Landmark Commission and CPC: Approval  
DCA 989-18 [99-3633]

## SECOND ADDENDUM

### CORRECTIONS:

18. Authorize acquisition of 3,840 square feet of land from Shirley Jean Alston, improved with a single family dwelling, located near the intersection of Farragut Street and ~~Oakland Avenue~~ Malcolm X Boulevard - \$21,991 and eligible relocation benefits, not to exceed \$5,250 for tenant-occupied property, plus reasonable moving expenses - Financing: 1995 Bond Funds [99-3580]