AGENDA

CITY COUNCIL MEETING

APRIL 10, 1996

CITY OF DALLAS

1500 MARILLA

COUNCIL CHAMBERS, CITY HALL

DALLAS, TEXAS 75201

9:00 A. M.

96-1310 Invocation and Pledge of Allegiance (Council Chambers)

96-1311 Agenda Item/Open Microphone Speakers

VOTING AGENDA

96-1312 1. **APPROVED.** Approval of Minutes of March 13, 1996

96-1313 CONSENT AGENDA

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS

Engineering and Architectural Contracts

96-1314 2. **APPROVED.** Authorize a contract for professional services to provide design, bidding and installation observation services for furniture, furnishings and equipment for the new Oak Lawn Branch Library, located at 4100 Cedar Springs Road - Spencer Design Group - $17,920 - Financing: 1985 Bond Funds

CONSENT AGENDA (Continued)

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Authorization of Contracts

96-1315 3. **APPROVED.** Authorize a contract for installation of a ventilation system in the Dallas Horticulture Center Conservatory at Fair Park - Southcrest Corporation, lowest responsible bidder of two - $75,077 - Financing: 1985 Bond Funds

96-1316 4. **APPROVED.** Authorize a contract for the construction of Erosion Control Improvements behind 2659 Deep Hill Circle with the lowest responsible bidder of one - Craig Olden, Inc., - $163,535.50 - Financing: 1985 Bond Funds

96-1317 5. **APPROVED.** Authorize a contract for the construction of Erosion Control Improvements on Richards Branch Creek north of Royal Lane with the lowest responsible bidder of seven - Rebcon, Inc., - $203,695.50 - Financing: 1985 Bond Funds

96-1318 6. **APPROVED.** Authorize a contract for the construction of Erosion Control Improvements for Little Cedar Creek behind 1618, 1624, and 1630 Lynnhaven Avenue with the lowest responsible bidder of three - Craig Olden, Inc., - $248,605 - Financing: 1995 Bond Funds

96-1319 7. **APPROVED.** Authorize a contract for the construction of Erosion Control Improvements for Coombs Creek at 3439 Ivandell Avenue with the lowest responsible bidder of two - Craig Olden, Inc., - $60,175 - Financing: 1995 Bond Funds

96-1320 8. **APPROVED.** Authorize a contract for Asphaltic Concrete Street Resurfacing - Group 1 on various improved streets (list attached) with the lowest responsible bidder of three - Austin Bridge and Road, Inc. - $1,672,178.10 - Financing: 1995 Bond Funds ($1,642,888.10), Water Utilities Capital Construction Funds ($29,290)

96-1321 9. **APPROVED.** Authorize a contract for Asphaltic Concrete Street Resurfacing - Group 2 on various improved streets (list attached) with the lowest responsible bidder of three - Austin Bridge and Road, Inc. - $1,500,421 - Financing: 1995 Bond Funds ($1,461,711), Water Utilities Capital Construction Funds ($38,710)

Dover Elevator Company

96-1322 10. * **DELETED.** Authorize Construction and Maintenance Contracts for the elevator modernization project at city hall with Dover Elevator Company, lowest responsible bidder of three - $1,832,399 - Financing: Capital Construction Funds ($1,719,599), Current Funds ($112,800)

CONSENT AGENDA (Continued)

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Authorization of Contracts (Continued)

Dover Elevator Company (Continued)

96-1323 11. * **DELETED.** Authorize a 72-month maintenance service contract for elevator maintenance post-modernization at city hall with Dover Elevator Company, lowest responsible bidder of three in an amount not to exceed $466,056 - Financing: Current Funds

Change Orders and Contract Amendments

96-1324 12. **APPROVED.** Authorize Supplemental Agreement No. 1 to the contract with AAE, Inc., Architects to prepare drawings for partial renovation of the Aquarium Annex Building in Fair Park - $13,200 - from $5,400 to $18,600 - Financing: 1995 Bond Funds

96-1325 13. **APPROVED.** Authorize Supplemental Agreement No. 1 to the contract with IDA Engineering, Inc. to prepare drawings for new lighting in the exhibit hall and new electrical service for exterior at the Tower Building in Fair Park - $11,115 - from $29,500 to $40,615 - Financing: 1985 Bond Funds

96-1326 14. **APPROVED.** Authorize Supplemental Agreement No. 3 to the consultant contract with Dikita Enterprises of Texas, Inc. dba Dikita Engineering for City Hall and City Hall Parking Garage Expansion Joint Replacement - $19,520 - Financing: Capital Construction Funds

96-1327 15. **APPROVED.** Authorize an increase in the contract with Duininck Bros., Inc. for construction of the rehabilitation of Taxiway "C" and reconstruction of continuous drain inlets at Dallas Love Field Airport in the amount of $15,404.80, per Change Order No. 1, increasing the contract amount from $2,807,195 to $2,822,599.80 - Financing: Aviation Current Funds (to be reimbursed 75% from FAA Airport Improvement Program Grant Funds)

Construction Miscellaneous

96-1328 16. **APPROVED.** Authorize the transfer of $368,736.80 from the escrow account for construction on Section S-1 of North Central Expressway (NCE) between Woodall Rodgers Freeway and Monticello Avenue to the escrow account for construction on Section S-2 of North Central Expressway between Monticello Avenue and Southwestern Boulevard - Financing: No cost consideration to the City

CONSENT AGENDA (Continued)

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

Construction Miscellaneous (Continued)

Louisiana Avenue from Beckley Avenue to Seevers Avenue

96-1329 17. * **APPROVED.** Authorize paving, storm drainage, water and wastewater main improvements; provide for partial payment of construction cost by assessment of abutting property owners; and authorize an estimate of the cost of the improvements to be prepared as required by law

96-1330 18. * **APPROVED.** Authorize approval of specifications, estimate of cost and authorize advertisement for bids - Financing: This action has no cost consideration

Barnett Avenue from Ninth Street to Davis Street

96-1331 19. * **APPROVED.** Authorize paving and storm drainage improvements; provide for partial payment of construction cost by assessment of abutting property owners; and authorize an estimate of the cost of the improvements to be prepared as required by law

96-1332 20. * **APPROVED.** Authorize approval of specifications, estimate of cost and authorize advertisement for bids - Financing: This action has no cost consideration

Ingersoll Street from Chippewa Drive to Fannie Street

96-1333 21. * **APPROVED.** Authorize paving, storm drainage, water and wastewater main improvements; provide for partial payment of construction cost by assessment of abutting property owners; and authorize an estimate of the cost of the improvements to be prepared as required by law

96-1334 22. * **APPROVED.** Authorize approval of specifications, estimate of cost and authorize advertisement for bids - Financing: This action has no cost consideration

96-1335 23. **APPROVED.** Authorize calling a benefit assessments hearing for street paving, storm drainage, water and wastewater main improvements on Wheatland Road from 490' west of County View Road to Clark Road to be held May 22, 1996 - Financing: This action has no cost consideration

96-1336 24. **APPROVED.** Authorize calling a benefit assessments hearing for street, storm drainage, water and wastewater main improvements on Alaska Avenue from Corning Avenue to Brownlee Avenue to be held on May 22, 1996 - Financing: This action has no cost consideration

CONSENT AGENDA (Continued)

AUTHORIZATIONS RELATED TO CONSTRUCTION PROJECTS (Continued)

LAND ACQUISITION

96-1337 25. **APPROVED.** Authorize acquisition of individual avigation easements over 245 residential properties above approximately 30 acres of land located in the City of Irving, Texas for D-FW International Airport Expansion project. $6,814,812.50 ($3,271,110 in easement acquisition payments and $3,543,702.50 in noise mitigation payments) - Financing: D-FW International Airport Joint Revenue Bonds (no cost to the City of Dallas) (list attached)

LAND MISCELLANEOUS

96-1338 26. **APPROVED.** Resolution declaring approximately 7,838 square feet of City-owned land, located near the intersection of Pennsylvania Avenue and Harwood Street, unwanted and unneeded and authorizing its advertisement for sale by sealed bids at an indicated minimum bid of $4,000 - Financing: No cost consideration to the City

96-1339 27. **APPROVED.** An ordinance granting renewal of a private license to McCrory Corporation, containing approximately 2,060 square feet of land, for the use and maintenance of an existing basement, cellar areaway, light shaft and two sidewalk lifts located at Main Street, Ervay Street and Elm Street - Revenue: $3,411 annually plus the $20 ordinance publication fee
[Ordinance 22712]

96-1340 28. **APPROVED.** An ordinance granting a private license to 2100 Greenville Avenue Trust, containing approximately 371 square feet of land, to allow Nero's Italian Restaurant to maintain a sidewalk cafe in public right-of-way located near the intersection of Greenville Avenue and Prospect Avenue - Revenue: $359 annually plus the $20 ordinance publication fee
[Ordinance 22713]

96-1341 29. **APPROVED.** An ordinance granting a renewal of a private license to I and L Development Company, containing approximately 5,117 square feet of land, in order to maintain the storage and display of vehicles and a fence in a portion of Hedgerow Street located near the intersection of Lemmon Avenue and Hedgerow Drive - Revenue: $3,654 annually plus the $20 ordinance publication fee **[Ordinance 22714]**

96-1342 30. **APPROVED.** An ordinance granting a renewal of a private license to Main-Davis Joint Venture for the purpose of using and maintaining existing ornamental windows, subsurface space and two sidewalk elevators for the Davis Building at the intersection of Main Street and Four Way Place - Revenue: $350 annually plus the $20 ordinance publication fee
[Ordinance 22715]

CONSENT AGENDA (Continued)

LAND MISCELLANEOUS (Continued)

96-1343 31. **APPROVED.** An ordinance abandoning an alley right-of-way to American National Bank, Trustee for the account of Richard E. Mann I.R.A.; Richard Mann; Al S. Morley, Trustee; and R.T. Taylor aka Rondeau T. Taylor, Truman Rondeau Taylor and Truman Randeau Taylor, abutting owners, containing approximately 4,367 square feet of land, located at Caldwell Street and Interstate Highway 30 and authorizing the quitclaim - Revenue: $12,991.83 plus the $20 ordinance publication fee **[Ordinance 22716]**

96-1344 32. **APPROVED.** An ordinance abandoning Village Glen Drive right-of-way to PC Village Apartments Dallas, LP, the abutting owner, containing approximately 76,112 square feet of land, in exchange for the rededication of not less than 76,112 square feet of the abandoned street right-of-way as private drive easements, located between Southwestern Boulevard and Northwest Highway and authorizing the quitclaim - Revenue: $650 plus the $20 ordinance publication fee **[Ordinance 22717]**

96-1345 33. **DEFERRED.** Authorize the sale by quitclaim deed of 33 properties, acquired by the taxing authorities from a Sheriff's Sale, to the highest bidders - Revenue: $130,244.50 (list attached)

PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES

96-1346 34. **APPROVED.** Authorize the purchase and installation of fourteen fuel dispensers with the lowest responsible bidder of three - United Pump Supply, Inc. - Not to exceed $58,054 - Financing: Current Funds

96-1347 35. **APPROVED.** Authorize exercise of a purchase option for twenty-four dump truck bodies and one front loader body with the lowest responsible bidder of six - B & C Body Company - Not to exceed $236,359.92 - Financing: Current Funds ($68,232.42), 1995 Equipment Acquisition Contractual Obligation Funds ($168,127.50)

96-1348 36. **APPROVED.** Authorize a twenty-four month multiple award price agreement with two twelve month renewal options for police handguns and ammunition magazines with the lowest responsible bidders of two - Simmon Gun Specialties, Inc. and Texas State Distributors - Not to exceed $259,850 - Financing: Current Funds

96-1349 37. **APPROVED.** Authorize the renewal option for a twelve month multiple award price agreement for grounds maintenance with the lowest responsible bidders of eight - CAPO, Inc., Forest Hills Lawn Service, North Texas Landscape Company, and Reyes Lawn Service - Not to exceed $1,223,939 - Financing: Current Funds

CONSENT AGENDA (Continued)

PURCHASING OF EQUIPMENT, SUPPLIES AND SERVICES (Continued)

96-1350 38. **APPROVED.** Authorize a twenty-four month multiple award price agreement for rental of heavy equipment with the lowest responsible bidders of twenty-two - AIS Continental Equipment Company, Avis Truck Rental & Hayes Leasing Company, Inc., Bane Machinery, Inc., Con Equipment, Inc., Conley-Lott-Nichols Machinery, Dallas Ford New Holland, Inc., Future Equipment Company, Inc., Hall Equipment & Supply Company, Hertz Equipment Rental Corp., Martin Equipment Company, Master Turf and Tractor, Mega Equipment Company, Mi-Jack Products, Inc., Moody-Day, Inc., Prime Equipment Company, Progressive Tractor Corp., Romco Equipment Company, Strawn Rentals, T-K-O Equipment Company, Tommy's Truck Equipment, US Rentals, Inc., Ward & Massengale Equipment - Not to exceed $6,000,000 - Financing: Current Funds

96-1351 39. **APPROVED.** Authorize a twelve month price agreement with one twelve month renewal option for water bill envelopes with the lowest responsible bidder of five - American Mail-Well Envelope Company - Not to exceed $98,500 - Financing: Water Utilities Current Funds

96-1352 40. **APPROVED.** Authorize a twenty-four month price agreement for cast iron fittings with the lowest responsible bidder of four - Davis/McAllen Pipe Supply - Not to exceed $314,000 - Financing: Water Utilities Current Funds

96-1353 41. **APPROVED.** Authorize the rejection of one bid received for a contract to replace two operable walls at the Dallas Convention Center - Financing: No cost consideration to the City

MISCELLANEOUS

96-1354 42. **APPROVED.** Authorize settlement of a lawsuit styled Patrick Sampram vs. Lisa Rochelle Connoway, Individually, and The City of Dallas, Cause No. cc-94-05511-d - Financing: Current Funds

96-1355 43. **APPROVED.** Authorize settlement of a claim styled Doris Brandon vs. City of Dallas for bodily injury. Claim No.: 95-01717 - Financing: Current Funds

TCI Cablevision of Dallas, Inc.

96-1356 44. * **APPROVED.** A resolution establishing the communications policy to be followed between the City and TCI Cablevision of Dallas, Inc. while the cable rate adjustment filing is pending - Financing: No cost consideration to the City

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

TCI Cablevision of Dallas, Inc. (Continued)

96-1357 45. * **APPROVED.** Authorize a public hearing on May 1, 1996 to receive citizen comments regarding the establishment of approved basic service tier and equipment rates for cable television services provided by TCI Cablevision of Dallas, Inc. - Financing: No cost consideration to the City

96-1358 46. **APPROVED.** Authorize the award of a commercial loan to Henry's Motor Rewinding Company for building renovations and the purchase of new equipment in the South Dallas/Fair Park Trust Fund area, for the purpose of promoting business opportunities, economic development and community services not to exceed $20,000 - Financing: South Dallas/Fair Park Trust Fund

96-1359 47. **APPROVED.** An ordinance amending Chapter 2 of the Dallas City Code to authorize the judicial nominating commission to recommend previously-interviewed applicants to fill certain vacancies in the office of administrative law judge **[Ordinance 22718]**

96-1360 48. **APPROVED.** Authorize the renewal of the original sixty (60) month Interlocal Agreement with the City of Irving for an additional sixty (60) months for use of the City of Dallas' Automated Fingerprint Identification System (AFIS) computer through their remote AFIS terminal - Revenue of approximately $2,132.25 per month for sixty (60) months to the City of Dallas, estimated total of $127,935

96-1361 49. **APPROVED.** Authorize a professional services contract with Temporary Medical Staffing, Inc., for the provision of the services of a phlebotomist to obtain blood specimens for lead screening for residents of the city of Dallas for the period April 1, 1996 through September 30, 1996 - $25,000 - Financing: Current Funds

96-1362 50. **DEFERRED.** Authorize a contract with Youth and Family Impact Centers of Dallas, Inc. for the provision of case management services to eligible youth, age 4-17, who are referred to the Youth and Family Centers for the period October 1, 1995 through September 30, 1996 - $60,000 - Financing: 1995-96 Community Development Grant Funds

96-1363 51. **APPROVED.** Authorize the acceptance of grant funds from the U.S. Department of Health and Human Services - Public Health Service to continue providing primary health care, dental care, mental health and substance abuse services to the homeless for the period November 1, 1995 through October 31, 1996 and execution of the grant agreement - $569,879 - Financing: U.S. Department of Health and Human Services, Public Health Service Grant Funds

CONSENT AGENDA (Continued)

MISCELLANEOUS (Continued)

96-1364 52. **APPROVED.** Authorize Supplemental Agreement No. 12 to a contract with the Parkland Foundation/Parkland Memorial Hospital to provide physician coverage for shelter clinics, 24-hour emergency medical services, pharmaceutical services, alcohol and substance abuse assessment and referral, x-ray and lab services and outpatient care for homeless individuals for the period November 1, 1995 through October 31, 1996 - $274,291 - Financing: U.S. Department of Health and Human Services, Public Health Service Grant Funds

96-1365 53. **APPROVED.** Authorize Supplemental Agreement No. 14 to a contract with Dental Health Programs, Inc. to provide preventive and clinical dental services for homeless children and adults for the period November 1, 1995 through October 31, 1996 - $90,812 - Financing: U.S. Department of Health and Human Services, Public Health Service Grant Funds

96-1366 54. **DEFERRED.** Authorize a three-way agreement between the City of Dallas, Dallas Historical Society and State Fair of Texas, Inc. for use of the Embarcadero Building at Fair Park by Dallas Historical Society - Financing: No cost consideration to the City

96-1367 55. **APPROVED.** Authorize portable food and drink concession contracts for a period beginning May 1, 1996 through December 31, 1998 to Reyes Gonzales for Crawford/Elam and Reverchon Parks; and Erasmo Montoya for Samuel-Grand Park - Estimated Annual Revenue: $1,050

96-1368 56. **APPROVED.** Authorize the renewal of contracts with AAE, Inc. Architects; ArchiTexas; Elam Associates; James Pratt Architecture/Urban Design, Inc.; and Norman Alston Architects to provide Historic American Buildings Survey (HABS) Level I and Level III documentation for two additional twelve month periods for an amount not to exceed $51,250 (cumulative) - Financing: 1994-95 Community Development Grant Funds

PUBLIC HEARINGS AND RELATED ACTIONS

96-1369 57. **HEARING CLOSED. AGENDA WORDING CORRECTED ON THE ADDEDNUM.** Public Hearing to receive citizen comments concerning the creation of a reinvestment zone for commercial-industrial tax abatement, to be known as City of Dallas Reinvestment Zone Number 29, consisting of approximately 5.33 acres located at 5429 and 5525 LBJ Freeway, City of Dallas, Texas, for the purpose of granting tax abatement on the new tangible personal property to Hogan Systems, Inc. - Financing: No cost consideration to the City

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

96-1370 58. **APPROVED AS AMENDED.** A Public Hearing to consider the concepts and land use provisions contained in the *Fair Park Gateway Revitalization Concept Plan* and a resolution acknowledging receipt of the Plan; adopting the land use recommendations contained in the Plan for planning purposes only; authorizing the City Manager to work with NationsBank, SouthFair Community Development Corporation and the community to define obstacles to development and methods to overcome those obstacles through public/private efforts - Financing: No Cost Consideration to the City

96-1371 ZONING CASES - CONSENT

96-1372 59. **CPC RECOMMENDATION FOLLOWED.** Application for and an ordinance granting a Specific Use Permit for a Day Care Center on property presently zoned as Planned Development District No. 67 for Single Family, Duplex, and Neighborhood Service District Uses on the east side of Tyree Street, north of Savage Street
Recommendation of Staff and CPC: Approval for a permanent time period, subject to a site plan and conditions
Z945-274/9029-NW/(CR) **[Ordinance 22719]**

96-1373 60. **CPC RECOMMENDATION FOLLOWED.** Application for and an ordinance granting a Planned Development District for a Child-Care Facility and MF-1(A) Multifamily District Uses on property presently zoned an MF-1A(A) Multifamily District on the southeast side of Kit Lane, west of Emily Road
Recommendation of Staff and CPC: Approval, subject to a development plan/landscape plan and conditions
Z945-279/963-N **[Ordinance 22720]**

96-1374 61. **HEARING CLOSED; ACTION POSTPONED UNTIL 4/24/96.** Application for and an ordinance granting a CR Community Retail District on property presently zoned an R-7.5(A) Single Family District at the southeast corner of Lake June Road and Barredo Street, 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
Z956-141/9979-SE/(PN)

96-1375 62. **CPC RECOMMENDATION FOLLOWED.** Application for and an ordinance granting a change of zoning from Planned Development District No. 213 for Retail and Residential Uses to Planned Development District No. 193, the Oak Lawn Special Purpose District, with a Planned Development Subdistrict for Multiple Family and SC Shopping Center Subdistrict Uses on the southeast side of Cole Avenue between Hall Street and Lemmon Avenue
Recommendation of Staff and CPC; Approval, subject to a development plan, landscape plan, and conditions
Z956-146/6163-C(KC) **[Ordinance 22721]**

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

ZONING CASES - CONSENT (Continued)

96-1376 63. **CPC RECOMMENDATION FOLLOWED.** Application for and an ordinance granting a CR Community Retail District on property presently zoned an R-7.5(A) Single Family District at the east corner of Ledbetter Drive and Denley Drive
Recommendation of Staff and CPC: Approval, of a CR Community Retail District on the northernmost 1.94 acres of land, but denial without prejudice of a CR Community Retail District on the remainder of the area of request
Z956-152/9996-SW(CR) **[Ordinance 22722]**

96-1377 64. **CPC RECOMMENDATION FOLLOWED.** Application for and an ordinance granting a CS Commercial Service District on property presently zoned a CR Community Retail District on northwest side of Ferguson Road, northeast of Oates Drive, 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
Z956-154/9998-NE/(RB) **[Ordinance 22723]**

96-1378 65. **APPROVED AS AMENDED.** Application for and an ordinance granting an amendment to and the expansion of Planned Development District No. 77 for a Hospital and Auditorium to include property presently zoned as Planned Development District No. 193, the Oak Lawn Special Purpose District, with an O-2 Office Subdistrict located southeast of Oak Lawn Avenue and southwest of Maple Avenue
Recommendation of Staff and CPC: Approval
Z956-155/3552-C/(RB) **[Ordinance 22724]**

96-1379 66. **APPROVED AS AMENDED.** A City Plan Commission authorized hearing to consider the granting of a Planned Development District for Single Family, Church, Private School, Private Recreation Center, Club, or Area, and Child-Care Facility Uses on property presently zoned an R-7.5(A) Single Family District with Specific Use Permit No. 1182 for a Private School and a Private Recreation Center, Club, or Area located west of Calumet Street and north of the westward prolongation of Meredith Street, and an ordinance granting a change of zoning to the proposed Planned Development District
Recommendation of Staff and CPC: Approval of the proposed Planned Development District, subject to a development plan, landscape plan and conditions
Z956-167/8505-SW/(PN) **[Ordinance 22725]**

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

ZONING CASES - CONSENT (Continued)

96-1380 67. **CPC RECOMMENDATION FOLLOWED.** A City Council authorized hearing to consider an amendment to the Medical Clinic or Ambulatory Surgical Center Use in Area 2 within Planned Development District No. 316 on Centre Street and Twelfth Street between Bishop Avenue and Beckley Avenue, and an ordinance amending the Planned Development District to limit the Medical Clinic or Ambulatory Surgical Center Use to a maximum of 10 percent of the floor area of any building on the area west of Zang Boulevard
Recommendation of Staff: No change
Recommendation of CPC: No change to area east of Zang Boulevard, but amend Area 2 west of Zang Boulevard to limit the Medical Clinic or Ambulatory Surgical Center Use to a maximum of 10 percent of the floor area of any building
Z956-149/8709-SW(KC) **[Ordinance 22726]**

ZONING CASE - INDIVIDUAL

96-1381 68. **CPC RECOMMENDATION FOLLOWED.** Application for and an ordinance granting a Planned Development District for a Public School and certain R-7.5(A) Single Family District Uses on property presently zoned an R-7.5(A) Single Family District, an MF-2(A) Multifamily District, and a TH-3(A) Townhouse District on the south side of Remond Drive between Santerre Avenue and Fullerton Drive
Recommendation of Staff and CPC: Approval, subject to a development plan, landscape plan, and conditions
Z956-134/9974-SW/(RB) **[Ordinance 22727]**

ZONING CASES UNDER ADVISEMENT - INDIVIDUAL

96-1382 69. **APPROVED AS AMENDED; ORDINANCE POSTPONED.** Application for and an ordinance granting the renewal of Specific Use Permit No. 1175 for a Community Service Center and a Private Recreation Center, Club or Area on property presently zoned an R-7.5(A) Single Family District at the south corner of Ledbetter Drive and Corrigan Avenue
Recommendation of Staff and CPC: Approval for a five-year time period, with eligibility for automatic renewal for additional five-year time periods, subject to site plan and conditions
Z956-109/9477-S

NOTE: The above application was considered by the City Council on February 28, 1996, and was taken under advisement until April 10, 1996 with the public hearing open

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

ZONING CASES UNDER ADVISEMENT - INDIVIDUAL (Continued)

96-1383 70. **APPLICATION DENIED WITHOUT PREJUDICE.** Application for a Planned Development District for Manufactured Housing, Single Family Dwellings, and Institutional and Community Service Uses on property presently zoned an R-7.5(A) Single Family District at the southwest corner of Teagarden Road and Vine Lane
Recommendation of Staff: Approval, subject to a development plan and conditions
Recommendation of CPC: Denial
Z956-123/2076-S

Note: The above application was considered by the City Council on March 13, 1996, and was taken under advisement until April 10, 1996 with the public hearing open

96-1384 71. **APPROVED AS AMENDED.** Application for and an ordinance granting an amendment to the conceptual plan and conditions for the Phase III portion of Planned Development District No. 114 to permit multifamily uses and to reduce the allowable office floor area on property on the north side of Arapaho Road, east of Knoll Trail Drive
Recommendation of Staff and CPC: Approval
Z956-127/196-N **[Ordinance 22728]**

Note: The above application was considered by the City Council on March 13, 1996, and was taken under advisement until April 10, 1996 with the public hearing open

BENEFIT ASSESSMENT HEARINGS

Van Cleave Drive from Illinois Avenue to Bonnie View Road

96-1385 72. * **HEARING CLOSED.** Benefit assessments hearing for replacement of deteriorated sidewalks, drive approaches, curbs and gutters, and water and wastewater appurtenance adjustments for street listed above

96-1385 73. * **APPROVED.** Ordinance levying benefit assessments for replacement of deteriorated sidewalks, drive approaches, curbs and gutters, and water and wastewater appurtenance adjustments for street listed above - Financing: This action has no additional cost consideration
[Ordinance 22729]

Petain Avenue from Elmira Street to Lasca Street

96-1386 74. * **HEARING CLOSED.** Benefit assessments hearing for replacement of deteriorated sidewalks, drive approaches, curbs and gutters, and water and wastewater appurtenance adjustments for street listed above

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

BENEFIT ASSESSMENT HEARINGS (Continued)

Petain Avenue from Elmira Street to Lasca Street (Continued)

96-1386 75. * **APPROVED.** Ordinance levying benefit assessments for replacement of deteriorated sidewalks, drive approaches, curbs and gutters, and water and wastewater appurtenance adjustments for street listed above - Financing: This action has no additional cost consideration
[Ordinance 22730]

ITEMS FOR INDIVIDUAL CONSIDERATION

96-1387 76. **APPROVED APPOINTMENTS TO BOARDS.** Consideration of appointments to boards and commissions (Executive Session, if necessary, Personnel, Sec.551.074, T.O.M.A.)

96-1388 77. **APPROVED.** Authorize approval of the bi-weekly tax action

96-1389 78. **DEFERRED.** Authorize the approval of a service contract with the lowest responsible bidder of three, The PAZ Group, to manage the Downtown Oak Cliff Revitalization Program for a twelve (12) month term, in an amount not to exceed $65,575 - Financing: 1995-96 Community Development Grant Funds

96-1390 79. **APPROVED.** Authorize (i) tax abatement agreement with Aetna Life Insurance Company and its lessor Carter-Crowley Properties, Inc. for the purpose of granting a tax abatement on the tangible personal property new to the site in relation to the company's relocation to Dallas and its renovation of an existing facility on property located within an area of the City of Dallas Enterprise Zone One at 2777 Stemmons Freeway, Dallas, Texas 75207; and (ii) a 100% development fee rebate not to exceed $20,000 - Financing: Public/Private Partnership Fund - (Estimated revenue foregone for 10-year tangible personal property abatement is $470,540)

ITEMS FOR FURTHER CONSIDERATION

96-1391 80. **APPROVED.** Authorize the application for taxicab operating authority, color scheme, and insignia of ABC Cab, Inc., dba Eagle Cab Company - Revenue: $25,000 annually

96-1392 81. **POSTPONED UNTIL 4/24/96.** Ordinance authorizing a change of zoning from a CS Commercial Service District to a Planned Development District for a Transit Passenger Station or Transfer Center and CR Community Retail District Uses on Lancaster Road, southeast of Kiest Boulevard - Financing: No cost consideration to the City - Z912-248/9279-S

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

ITEMS FOR FURTHER CONSIDERATION (Continued)

96-1393 82. **APPROVED.** Authorize a (i) tangible personal property tax abatement agreement with The Dallas Morning News, Inc. for abatement of taxes on the added value to the business personal property and (ii) a 100% development fee rebate not to exceed $15,000 for property located within an area of the City of Dallas Enterprise Zone Two at the northwest corner of J.J. Lemmon Road and Interstate 20, Dallas, Texas - $15,000 - Financing: Public/Private Partnership Fund - (Estimated revenue foregone for 10-year abatement $4,537,350)

96-1401 **NO EXECUTIVE SESSION HELD.** Executive Session

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

- Downtown Sports Development Project - Alternative Site Acquisition Negotiations, and Negotiations between the City and Dallas Basketball, Limited
- Status of Dallas Stars Long Term Reunion Arena Lease Agreement
- Debra Walker, et al. v. HUD, et al.

Deliberation Regarding Real Property (Sec. 551.072 T.O.M.A.)

- Downtown Sports Development Project - Alternative Site Acquisition Negotiations, and Negotiations between the City and Dallas Basketball, Limited
- Status of Dallas Stars Long Term Reunion Arena Lease Agreement

ADDENDUM

ADDITIONS:

96-1401 **NO EXECUTIVE SESSION HELD.** Executive Session
Attorney Briefings (Sec. 551.074, T.O.M.A.)
- **Cinemark I:**
  Cinemark USA, Inc., et al. v. City of Dallas, et al., Cause No. 94-1255-C
- **Cinemark II:**
  Mayfair Development Corporation v. City of Dallas, Texas et al., Civil Action No. 3:95-CV-1594-H
- **Cinemark III:**
  J. Taylor Boyd v. City of Dallas, Texas, et al., Cause No. 95-10704-A

ITEMS FOR INDIVIDUAL CONSIDERATION

96-1394 1. **APPROVED.** Authorize (1) a public hearing on June 12, 1996 at 1:00 p.m. to receive citizen comments concerning the creation of Tax Increment Financing Reinvestment Zone Number Five, City of Dallas, Texas, to be known as the City Center Tax Increment Financing District, under the authority of the Tax Increment Financing Act, as amended (V.T.C.A. Tax Code Chapter 311); (2) City staff to formally notify other affected taxing units of the City's consideration of the proposed reinvestment zone, and (3) notice of the public hearing to be published in a newspaper having general circulation in the City - Financing: No cost consideration to the City

96-1395 2. **APPROVED.** Authorize (i) a tax abatement agreement with Prime Hospitality Corp. for abatement of taxes on 90% of the added value to the real property for ten years and; (ii) a 100% development fee rebate not to exceed $15,000 on the condition Prime Hospitality Corp. purchase property located at 1907 Lamar on or before December 31, 1996 and makes the proposed improvements to the real property by March 31, 1997. The property is located within an area of the City of Dallas Enterprise Zone Three at 1907 N. Lamar, Dallas, Texas - Financing: Public/Private Partnership Fund (Estimated revenue foregone for 10-year abatement $423,486)

96-1396 3. **APPROVED.** Authorize the City Manager to execute an amendment to the Grand Prix of Dallas contract and approve the assignment of the amended Grand Prix of Dallas contract to Jarrett Motorsports Inc. (JMI) - Financing: No cost consideration to the City

ADDENDUM

ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

96-1397 4. **APPROVED.** An ordinance amending Chapter 28 of the Dallas City Code to adjust speed limits on expressways and freeways within the Dallas city limits to conform to action taken on March 28, 1996, by the Texas Transportation Commission through passage of Minute Order #106769 - Financing: No cost consideration to the City **[Ordinance 22731]**

96-1398 5. **APPROVED AS AMENDED.** Approval of the action agenda items for Dallas Plan implementation in 1996

96-1399 6. **APPROVED AS AMENDED.** Authorize the criteria to be used for evaluation of the co-senior managers of underwriting syndicates formed in 1992 and adopt a prohibition on contact between investment banking firms and City Councilmembers during the evaluation process - Financing: No additional cost consideration to the City

96-1400 7. **APPROVED.** Authorize settlement of a lawsuit styled Cinemark USA, Inc., et al. v. City of Dallas, et al., Cause No. 94-1255-C - Financing Current Funds

CORRECTION:

96-1369 57. Public Hearing to receive citizen comments concerning the creation of a reinvestment zone for commercial-industrial tax abatement, to be known as City of Dallas Reinvestment Zone Number 29, consisting of approximately 3.27 ~~5.33~~ acres located at ~~5429 and~~ 5525 LBJ Freeway, City of Dallas, Texas, for the purpose of granting tax abatement on the new tangible personal property to Hogan Systems, Inc. - Financing: No cost consideration to the City