

**ANNOTATED AGENDA  
CITY COUNCIL MEETING  
OCTOBER 11, 2017  
CITY OF DALLAS  
1500 MARILLA STREET  
COUNCIL CHAMBER, CITY HALL  
DALLAS, TEXAS 75201  
9:10 A.M. – 2:00 P.M.  
[17-1590; HELD]**

Invocation and Pledge of Allegiance (Council Chamber)

Agenda Item/Open Microphone Speakers  
**[17-1591]**

VOTING AGENDA

1. Approval of Minutes of the September 27, 2017 City Council Meeting  
**[17-1592; APPROVED]**

CONSENT AGENDA

**[17-1593; APPROVED]**

**Aviation**

2. Authorize Supplemental Agreement No. 1 to the design-build contract with Lansford Company, Inc. to increase the Guaranteed Maximum Price for the new Dallas Police Department Helicopter Hangar Project at Dallas Executive Airport - Not to exceed \$6,114,872, from \$556,813 to \$6,671,685 - Financing: Aviation Capital Construction Funds  
**[17-1594; APPROVED]**

**Fire**

3. Authorize the **(1)** acceptance of a grant from the U.S. Department of Homeland Security (DHS) through the Federal Emergency Management Agency under the 2016 Assistance to Firefighters - Fire Prevention and Safety (FPS) Grant (Grant No. EMW-2016-FP00475, CFDA No. 97.044) for smoke alarms, mobile fire house and other miscellaneous items for the period August 25, 2017 through August 24, 2018 in the amount of \$197,764; **(2)** establishment of appropriations in an amount not to exceed \$197,764 in the DHS-FY 2016 Assistance to Firefighters Grant-FPS 17-18 Fund; **(3)** receipt and deposit of funds in an amount not to exceed \$197,764 in the DHS-FY 2016 Assistance to Firefighters Grant-FPS 17-18 Fund; **(4)** local cash match in the amount of \$9,888; and **(5)** execution of the grant agreement - Total not to exceed \$207,652 - Financing: U.S. Department of Homeland Security Assistance to Firefighters Grant Funds (\$197,764) and Current Funds (\$9,888)  
**[17-1595; APPROVED]**

CONSENT AGENDA (continued)

**Office of Budget**

4. Authorize payment of annual membership fees and continuation of arrangements for providing specialized municipal-related services to Gartner, Inc. in the amount of \$120,208, North Central Texas Council of Governments in the amount of \$127,017, Texas Municipal League in the amount of \$55,778, Oncor Cities Steering Committee in the amount of \$158,152, Texas Coalition of Cities for Utility Issues in the amount of \$52,718, North Texas Commission in the amount of \$60,000, Water Research Foundation in the amount of \$292,852, and Water Environment and Reuse Foundation in the amount of \$84,050 - Total not to exceed \$950,775 - Financing: Current Funds (\$573,873) and Water Utilities Current Funds (\$376,902)  
**[17-1596; APPROVED AS AN INDIVIDUAL ITEM]**

**Office of Procurement Services**

5. Authorize a three-year service contract for repair services and associated parts for the maintenance of heavy-duty truck transmissions and differentials - Industrial Power, LLC in the amount of \$620,877 and Rush Truck Centers of Texas, LP in the amount of \$509,009, lowest responsible bidders of four - Total not to exceed \$1,129,886 - Financing: Current Funds (\$1,106,027), Water Utilities Current Funds (\$16,500), and Aviation Current Funds (\$7,359) (subject to annual appropriations)  
**[17-1597; APPROVED]**
6. Authorize **(1)** a five-year service contract for herbicide and algaecide pond treatment - Magnolia Fisheries, Inc. in the amount of \$294,000; and **(2)** a five-year service contract for fountain repair and maintenance - Lone Star Fountains, Inc. in the amount of \$26,900, lowest responsible bidders of three - Total not to exceed \$320,900 - Financing: Current Funds (subject to annual appropriations)  
**[17-1598; APPROVED]**
7. Authorize a three-year master agreement for the purchase of ductile iron pipe for the distribution of potable water - HD Supply Waterworks, LTD in the amount of \$257,895 and Fortiline, Inc. in the amount of \$14,998, lowest responsible bidders of four - Total not to exceed \$272,893 - Financing: Water Utilities Current Funds  
**[17-1599; APPROVED]**

CONSENT AGENDA (continued)

**Park & Recreation**

8. Authorize a professional services contract with GSR Andrade Architects, Inc. for improvements to the DeGolyer House and the Camp House and installation of new sidewalks along Garland Road at the Dallas Arboretum located at 8525 Garland Road - Not to exceed \$72,100 - Financing: 2003 Bond Funds  
**[17-1600; APPROVED AS AN INDIVIDUAL ITEM]**
9. Authorize a construction services contract for tree mitigation at Bachman Lake Park located at 3500 West Northwest Highway - C. Green Scaping, LP, lowest responsible bidder of three - Not to exceed \$203,700 - Financing: Water Utilities Current Funds  
**[17-1601; APPROVED]**

**Sustainable Development and Construction**

10. Authorize acquisition from Freddie Kasper, of approximately 262,824 square feet of land located in Kaufman County for the Lake Tawakoni 144-inch Transmission Pipeline Project - Not to exceed \$49,000 (\$45,900, plus closing costs and title expenses not to exceed \$3,100) - Financing: Water Utilities Capital Improvement Funds  
**[17-1602; APPROVED]**
11. Authorize **(1)** the quitclaim of 22 properties acquired by the taxing authorities from the Tax Foreclosure Sheriff's Sale that will be sold to the highest qualified bidders; and **(2)** the execution of release of liens for any non-tax liens that may have been filed by the City and were included in the foreclosure judgment (list attached) - Estimated Revenue: \$331,000  
**[17-1603; APPROVED AS AN INDIVIDUAL ITEM]**
12. An ordinance abandoning an easement for street purposes to Northwest Overlake, L.L.C., the abutting owner, containing approximately 5,064 square feet of land, located near the intersection of Northwest Highway and Straightway Drive; and authorizing the quitclaim - Revenue: \$26,586, plus the \$20 ordinance publication fee  
**[17-1604; APPROVED; ORDINANCE 30664]**

ITEMS FOR INDIVIDUAL CONSIDERATION

**City Secretary's Office**

13. 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)  
**[17-1605; OFFICER, FULL COUNCIL, INDIVIDUAL AND INSTRUMENTALITY APPOINTMENTS MADE TO BOARDS AND COMMISSIONS]**

**City Attorney's Office**

14. Authorize an amendment to the Water Supply Contract and Conveyance between the City and the Sabine River Authority ("SRA") for raw water from Lake Fork Reservoir, and authorize settlement of the litigation styled: **(1)** Petition of the City of Dallas for Review of a Decision by the Sabine River Authority to Set Water Rates (Lake Fork Reservoir), Docket No. 43674 before the Public Utility Commission of Texas ("PUC"); **(2)** City of Dallas v. Sabine River Authority, Cause No. D-1-GN-15-000398 in the 53<sup>rd</sup> District Court of Travis County, Texas, and all related appeals; and **(3)** City of Dallas v. Cary "Mac" Abney, et al. v. Sabine River Authority, Cause No. D-150045-C in the 260<sup>th</sup> District Court of Orange County, Texas, and all related appeals - Financing: No cost consideration to the City  
**[17-1606; APPROVED]**

**Economic Development**

15. Authorize a Chapter 380 Economic Development Grant Agreement pursuant to the Public/Private Partnership Program with TVM Productions, Inc. to promote local economic development, stimulate business and commercial activity with the added benefit of promoting Dallas in the media through the production of 13 episodes of the third season of USA Network's television series "Queen of the South" - Not to exceed \$200,000 - Financing: Public/Private Partnership Funds  
**[17-1607; APPROVED]**

**Public Affairs and Outreach**

16. A resolution to transfer oversight responsibility for the City's Open Records Request (ORR) function from the City Manager to the City Secretary with final design and implementation of a newly centralized ORR Center to be coordinated with the appointment of the new City Secretary - Financing: No cost consideration to the City  
**[17-1608; APPROVED]**

## ITEMS FOR FURTHER CONSIDERATION

### Sustainable Development and Construction

17. An ordinance granting a private license to RBP Adolphus LLC, for the use of approximately 109 square feet of land to maintain and utilize a sidewalk café on a portion of Commerce Street right-of-way near its intersection with Field Street - Revenue: \$200 annually, plus the \$20 ordinance publication fee  
**[17-1609; APPROVED; ORDINANCE 30665]**
  
18. An ordinance abandoning a portion of an alley, alley easement, and a utility and access easement to Inwood National Bank of Dallas, the abutting owner, containing a total of approximately 7,446 square feet of land, located near the intersection of Inwood Road and Newmore Avenue, and authorizing the quitclaim; and providing for the dedication of a total of approximately 16,388 square feet of land needed for street rights-of-way and wastewater easement - Revenue: \$5,400, plus the \$20 ordinance publication fee  
**[17-1610; APPROVED; ORDINANCE 30666]**

## PUBLIC HEARINGS AND RELATED ACTIONS

### Sustainable Development and Construction

#### ZONING CASES - CONSENT **[17-1611; APPROVED]**

19. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development Subdistrict for O-2 Office Subdistrict uses on property zoned an O-2 Office Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the west corner of Cedar Springs Road and Turtle Creek Boulevard  
Recommendation of Staff and CPC: Approval, subject to a development plan, landscape plan and conditions  
Z167-306(WE)  
**[17-1612; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 30667]**

PUBLIC HEARINGS AND RELATED ACTIONS (Continued)

**Sustainable Development and Construction** (Continued)

ZONING CASES – CONSENT (Continued)

20. A public hearing to receive comments regarding an application for and an ordinance granting the renewal of and an amendment to Specific Use Permit No. 2211 for an alcoholic beverage establishment limited to a bar, lounge or tavern and a commercial amusement (inside) limited to a live music venue on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the southeast corner of Commerce Street and Murray Street  
Recommendation of Staff: Approval for a two-year period, subject to a site plan and conditions  
Recommendation of CPC: Approval for a two-year period, subject to a revised site plan and conditions  
Z167-337(JM)  
**[17-1613; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 30668]**
21. A public hearing to receive comments regarding an application for and an ordinance granting an MF-2(A) Multifamily District on property zoned an IR Industrial Research District on the north line of Kimsey Drive, northeast of Maple Avenue  
Recommendation of Staff and CPC: Approval  
Z167-341(WE)  
**[17-1614; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 30669]**

ZONING CASES - INDIVIDUAL

22. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for an R-7.5(A) Single Family District and multifamily uses on property zoned an R-7.5(A) Single Family District on the southwest corner of West 10<sup>th</sup> Street and South Brighton Avenue  
Recommendation of Staff and CPC: Approval, subject to a revised development plan and conditions  
Z167-120(SM)  
**[17-1615; HEARING CLOSED; HELD UNDER ADVISEMENT UNTIL OCTOBER 25, 2017 BY COUNCILMEMBER GRIGGS]**

PUBLIC HEARINGS AND RELATED ACTIONS (continued)

**Sustainable Development and Construction** (continued)

ZONING CASES - INDIVIDUAL (continued)

23. A public hearing to receive comments regarding an application for and **(1)** an ordinance granting an amendment to Tract 1a within Planned Development District No. 486, on the southwest corner of Parry Avenue and Bank Street; and **(2)** an ordinance granting an amendment to and expansion of Tract 1b on property zoned Tract 1b within Planned Development District No. 486 and a D(A) Duplex District on the northeast corner of Gurley Avenue and Bank Street  
Recommendation of Staff and CPC: Approval, subject to a revised conceptual plan, revised Tract 1a development plan, revised Tract 1b development plan, and conditions Z167-240(JM)  
**[17-1616; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 30670]**
24. A public hearing to receive comments regarding an application for and an ordinance granting an IR Industrial Research District and an ordinance granting a Specific Use Permit for an Industrial (outside) not potentially incompatible use limited to a concrete batch plant on property zoned an A(A) Agricultural District, on the south line of Simpson Stuart Road, west of South Central Service Expressway  
Recommendation of Staff: Approval of an IR Industrial Research District; and approval of a Specific Use Permit for a three-year period, subject to a site plan, a landscape plan, and staff's recommended conditions  
Recommendation of CPC: Approval of an IR Industrial Research District; and approval of a Specific Use Permit for a four-year period, subject to a site plan, a landscape plan, and conditions Z167-303(JM)  
**[17-1617; HEARING OPEN; DEFERRED TO DECEMBER 13, 2017 BY COUNCILMEMBER ATKINS]**
25. A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1903 for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 for CR Community Retail District Uses with an MD-1 Modified Delta Overlay District on the north line of Alta Avenue, west of Greenville Avenue  
Recommendation of Staff: Approval for a three-year period, subject to conditions  
Recommendation of CPC: Approval for a one-year period, subject to conditions Z167-342(WE)  
**[17-1618; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 30671]**

PUBLIC HEARINGS AND RELATED ACTIONS (continued)

**Sustainable Development and Construction** (continued)

ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL

26. A public hearing to receive comments regarding an application for and an ordinance granting a CR Community Retail District and a resolution accepting deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District on the northeast corner of North Prairie Creek Road and Scyene Road  
Recommendation of Staff and CPC: Approval, subject to deed restrictions volunteered by the applicant  
Z156-277(WE)  
Note: This item was considered by the City Council at a public hearing on April 12, 2017, and was deferred until October 11, 2017, with the public hearing open  
**[17-1619; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 30672]**
27. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a private recreation center, club, or area on property zoned an A(A) Agricultural District on the south line of Tea Garden Road, west of Haymarket Road  
Recommendation of Staff and CPC: Approval for a two-year period, subject to a site plan and conditions  
Z156-323(JM)  
Note: This item was considered by the City Council at public hearings on April 12, 2017, May 24, 2017, June 28, 2017 and August 23, 2017, and was deferred until October 11, 2017, with the public hearing open  
**[17-1620; HEARING OPEN; DEFERRED TO DECEMBER 13, 2017 BY COUNCILMEMBER ATKINS]**



PUBLIC HEARINGS AND RELATED ACTIONS (continued)

**Sustainable Development and Construction** (continued)

ZONING CASES - UNDER ADVISEMENT – INDIVIDUAL (continued)

28. A public hearing to receive comments regarding an application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned a CC Community Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District on the northwest line of Pennsylvania Avenue, southwest of J.B. Jackson Jr. Boulevard  
Recommendation of Staff: Approval for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a revised site plan and conditions  
Recommendation of CPC: Denial without prejudice  
Z156-335(WE)  
Note: This item was considered by the City Council at public hearings on January 25, 2017, February 22, 2017, April 26, 2017 and June 28, 2017, and was held under advisement until October 11, 2017, with the public hearing open  
**[17-1621; HEARING CLOSED; STAFF RECOMMENDATION FOLLOWED; REVISED SITE PLAN AND ORDINANCE TO RETURN AT A LATER DATE]**
29. A public hearing to receive comments regarding an application for and an ordinance granting a TH-3(A) Townhouse District and a resolution accepting deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District on the west line of Leigh Ann Drive, north of West Wheatland Road  
Recommendation of Staff: Denial  
Recommendation of CPC: Approval, subject to deed restrictions volunteered by the applicant  
Z167-212(OTH)  
Note: This item was considered by the City Council at public hearings on June 28, 2017, August 23, 2017, and September 13, 2017, and was deferred until October 11, 2017, with the public hearing open  
**[17-1622; HEARING CLOSED; DENIED WITHOUT PREJUDICE BY COUNCILMEMBER ATKINS]**

PUBLIC HEARINGS AND RELATED ACTIONS (continued)

MISCELLANEOUS HEARINGS

**Park & Recreation**

30. A public hearing to receive comments on the proposed use of a portion of the Kleberg Trail, totaling approximately 126,625 square feet of land, by Dallas Water Utilities for the construction of a 21-inch wastewater main and a 120-inch water transmission pipeline; and at the close of the public hearing, consideration of a resolution authorizing the proposed use of parkland pursuant to Chapter 26 of the Texas Parks and Wildlife Code - Financing: No cost consideration to the City  
**[17-1623; HEARING CLOSED; APPROVED]**

**ANNOTATED ADDENDUM  
CITY COUNCIL MEETING  
OCTOBER 11, 2017  
CITY OF DALLAS  
1500 MARILLA STREET  
COUNCIL CHAMBER, CITY HALL  
DALLAS, TEXAS 75201  
9:10 A.M. – 2:00 P.M.**

ADDITIONS:

Closed Session

**[17-1624; HELD]**

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

- The Inclusive Communities Project, Inc. v. Governor Greg Abbott et al. Civil Action No. 3:17-CV-0440-D.

**[BRIEFED]**

PUBLIC HEARINGS AND RELATED ACTIONS

**Sustainable Development and Construction**

ZONING CASES - INDIVIDUAL

1. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development Subdistrict for MF-2 Multiple Family Subdistrict and private school uses on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southwest corner of Cole Avenue and Oliver Street, on both sides of the alley on the southwest side of Oliver Street

Recommendation of Staff and CPC: Approval, subject to a development plan and conditions

Z167-132(JM)

**[17-1625; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED;  
ORDINANCE 30673]**