



MINUTES OF THE DALLAS CITY COUNCIL  
WEDNESDAY, MARCH 28, 2018

EXHIBIT A

MINUTES OF THE DALLAS CITY COUNCIL  
WEDNESDAY, MARCH 28, 2018

EXHIBIT B

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 28, 2018

18-0421

CITIZEN SPEAKERS

In accordance with the City Council Rules of Procedure, the city council provided "open microphone" opportunities for the following individuals to comment on matters that were scheduled on the city council voting agenda or to present concerns or address issues that were not matters for consideration listed on the posted meeting agenda:

**OPEN MICROPHONE – BEGINNING OF MEETING:**

SPEAKER: Ester Davis, 2204 Miller Moore St.  
SUBJECT: Southern sector

SPEAKER: Robert Ceccarelli, 1822 Young St.  
SUBJECT: Boarding homes/homeless

SPEAKER: Bill Betzen, 6717 Cliffwood Dr.  
SUBJECT: Confederate statues

SPEAKER: Kay Taylor, 2845 Vacherie Ln. (handout provided)  
SUBJECT: Sign toppers

SPEAKER: Sherry Crawford, 2816 Lacompte Dr.  
SUBJECT: Buckner Terrace sign toppers

**ADDITIONAL – OPEN MICROPHONE:**

There were no speakers under this category.

**OPEN MICROPHONE – END OF MEETING:**

SPEAKER: Sandra Flores, 2729 Ferris St.  
SUBJECT: Homeless

SPEAKER: Shirley Stroud, 3623 Morris St.  
SUBJECT: Street signs

SPEAKER: B.M. Randolph, Not provided  
SUBJECT: Warning! Heaven or hell?

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 28, 2018

18-0422

Item 1: Approval of Minutes of the February 28, 2018 City Council Meeting

Deputy Mayor Pro Tem Medrano moved to adopt the minutes as presented.

Motion seconded by Councilmember Narvaez and unanimously adopted. (Caraway, Thomas absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 28, 2018

18-0423

CONSENT AGENDA

The consent agenda consisted of consent agenda items 2-38 and addendum addition consent agenda items 1-3. Consent agenda item 5 was deleted on the addendum. Consent agenda item 20 was corrected on the addendum.

Councilmember Griggs requested consent agenda item 22 be considered as an individual item later in the meeting; there was no objection voiced to the request.

Councilmember Felder requested consent agenda items 35 and 38 be considered as individual items later in the meeting; there was no objection voiced to the request.

Councilmember Kingston requested addendum addition consent agenda item 3 be considered as an individual item later in the meeting; there was no objection voiced to the request.

Therefore, the consent agenda, consisting of consent agenda items 2-4, 6-21, 23-34, 36, 37 and addendum addition consent agenda items 1-2 were presented for consideration.

Deputy Mayor Pro Tem Medrano moved to adopt all items on the consent agenda.

Motion seconded by Councilmember Kingston and unanimously adopted. (Caraway, Thomas absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 28, 2018

18-0424

Item 2: Authorize a thirty-six-month Interlocal Agreement with the North Texas Tollway Authority (NTTA), with two thirty-six-month renewal options to **(1)** operate under the maintenance and repair terms of the previous Interlocal Agreement for up to twelve months, in an amount not to exceed \$96,000, transitioning from the old to the new system, \$411,252 first year only; **(2)** remove installation, hardware and maintenance of the Automatic Vehicle Identification System from NTTA's responsibility; and **(3)** require NTTA to provide new continuous data migration to and from Dallas Love Field Parking Access Revenue Control System, clearinghouse services and a user interface with reporting and billing functions - Not to exceed \$507,252 - Financing: Aviation Current Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 28, 2018

18-0425

Item 3: Authorize a service contract for the purchase and installation of furniture and replacement chair arms for Dallas Love Field Airport with Arconas Corporation through The Interlocal Purchasing System Purchasing Cooperative - Not to exceed \$272,179 - Financing: Aviation Current Funds

Adopted as part of the consent agenda.



OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 28, 2018

18-0426

Item 4: Authorize an increase to the construction services contract with Pavecon Public Works, LP for additional work associated with the construction of precast concrete retaining wall, reinforced concrete sidewalk retaining wall, drainage channel and a 12-inch water main relocation for Chalk Hill Road from Davis Street to 800 feet south of Interstate Highway 30 - Not to exceed \$875,444, from \$9,456,805 to \$10,332,249 - Financing: 2006 Bond Funds (\$822,891) and Water Utilities Capital Improvement Funds (\$52,553)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 28, 2018

18-0427

Item 5: Authorize the **(1)** deposit of the amount awarded by the Special Commissioners' in the condemnation proceedings styled City of Dallas v. Pamela Samantha Keats, et al., Cause No. 98574-CC, pending in Dallas County Court at Law, to acquire approximately 902,535 square feet of land for right-of-way located in Kaufman County for the Lake Tawakoni 144-inch Pipeline Project; and **(2)** settlement of the condemnation proceeding for an amount not to exceed the award - Not to exceed \$208,700, increased from \$210,700 (\$207,200, plus closing costs and title expenses not to exceed \$3,500) to \$419,400 (\$414,400 being the award, plus closing costs and title expenses not to exceed \$5,000) - Financing: Water Utilities Capital Improvement Funds

Deleted on the addendum.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 28, 2018

18-0428

Item 6: Authorize the (1) deposit of the amount awarded by the Special Commissioners' in the condemnation proceedings styled City of Dallas v. Ola V. Turner et al., Cause No. CC-17-01281-E, pending in Dallas County Court at Law, to acquire approximately 16,343 square feet of land for right-of-way located near the intersection of Garden Grove Road and Interstate Highway 20 for the Southwest 120/96-inch Water Transmission Pipeline Project; and (2) settlement of the condemnation proceeding for an amount not to exceed the award - Not to exceed \$817, increased from \$15,000 (\$11,440, plus closing costs and title expenses not to exceed \$3,560) to \$15,817 (\$12,257 being the award, plus closing costs and title expenses not to exceed \$3,560) - Financing: Water Utilities Capital Construction Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 28, 2018

18-0429

Item 7: Authorize the **(1)** deposit of the amount awarded by the Special Commissioners' in the condemnation proceedings styled City of Dallas v. Casa Blanca Village, LLC, et al., Cause No. CC-17-05398-E, pending in Dallas County Court at Law No. 5, to acquire approximately 108,436 square feet of land for right-of-way located near the intersection of Highland and Ferguson Roads for the White Rock Hills Park Project; and **(2)** settlement of the condemnation proceeding for an amount not to exceed the award - Not to exceed \$250,000, increased from \$1,865,000 (\$1,850,000, plus closing costs and title expenses not to exceed \$15,000) to \$2,115,000 (\$2,100,000 being the award, plus closing costs and title expenses not to exceed \$15,000) - Financing: 2006 Bond Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 28, 2018

18-0430

Item 8: Authorize moving expense and replacement housing payments for Margaret Dodson as a result of an official written offer of just compensation to purchase real property at 618 VZ CR 3828 for the Lake Tawakoni 144-inch Transmission Pipeline Project - Not to exceed \$63,550 - Financing: Water Utilities Capital Improvement Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 28, 2018

18-0431

Item 9: A resolution authorizing the conveyance of a water easement containing approximately 3,922 square feet of land to Forney Lake Water Supply Corporation for the construction, maintenance and use of water facilities across City-owned land located near the intersection of FM Highway 460 and FM Highway 740 - Revenue: \$1,235

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 28, 2018

18-0432

Item 10: A resolution declaring approximately 14 square feet of undevelopable City-owned land unwanted and unneeded, located near the intersection of Glenda and Ables Lanes, and authorizing its sale to Square One Properties, Inc., the abutting owner - Revenue: \$1,000

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 28, 2018

18-0433

Item 11: An ordinance abandoning a portion of Bedford Street to Progressive Waste Solutions of TX, Inc., the abutting owner, containing approximately 5,000 square feet of land, located near the intersection of Bedford Street and Shadrack Drive; and authorizing the quitclaim; and providing for the dedication of approximately 5,000 square feet of land needed for a water and wastewater easement - Revenue: \$10,700, plus the \$20 ordinance publication fee

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 30805



OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 28, 2018

18-0434

Item 12: An ordinance abandoning an alley and portions of Hutchins Road to Dallas Independent School District, the abutting owner, containing a total of approximately 13,877 square feet of land, located near the intersection of Morrell Avenue and Bonnie View Road; and authorizing the quitclaim - Revenue: \$8,326, plus the \$20 ordinance publication fee

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 30806

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 28, 2018

18-0435

Item 13: An ordinance abandoning a water easement and wastewater easement to Algonquin Realty, Inc., the abutting owner, containing a total of approximately 7,351 square feet of land, located near the intersection of North Central Expressway and Royal Lane - Revenue: \$5,400, plus the \$20 ordinance publication fee

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 30807

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 28, 2018

18-0436

Item 14: An ordinance correcting Chapter 51A, "Dallas Development Code", of the Dallas City Code, as amended by correcting Section 51A-1.105(3), Section 4.702(h)(2), Section 4.702(i)(2) and Section 4.212(10.1)(B)(iii) - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 30808

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 28, 2018

18-0437

Item 15: An ordinance correcting Chapter 51P of the Dallas Development Code, **(1)** Planned Development District No. 298 amended by Ordinance No. 30159; **(2)** Planned Development District No. 317 amended by Ordinance No. 30295 and Ordinance No. 30276; **(3)** Planned Development District No. 631 amended by Ordinance No. 28915; **(4)** Planned Development District No. 703 amended by Ordinance No. 30459; **(5)** Planned Development District No. 787 amended by Ordinance No. 30583; **(6)** Planned Development District No. 799 amended by Ordinance No. 30156; and **(7)** Planned Development No. 970 created by Ordinance No. 30166 - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 30809

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 28, 2018

18-0438

Item 16: An ordinance correcting Chapter 53, "Dallas Building Code," of the Dallas City Code, Section 4007 - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 30810

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 28, 2018

18-0439

Item 17: An ordinance correcting **(1)** Ordinance No. 22879, previously approved on September 11, 1996, which created Historic Overlay District No. 79 located south and west of Lawther Road, southwest of the intersection of Highlands Drive and Tiffany Way; **(2)** Ordinance No. 30185, previously approved on September 14, 2016, which corrected Ordinance No. 30070 which created Historic Overlay District No. 147 located west of the intersection of Pemberton Hill Road and Sarah Lee Drive; **(3)** Ordinance No. 30156, previously approved on August 10, 2016, which amended Subareas I and II within Planned Development District No. 799 on property at the southeast corner of East Lovers Lane and Matilda Street; **(4)** Ordinance No. 30420, previously approved on April 12, 2017, which amended Planned Development District No. 76 on the northeast corner of Walnut Hill Lane and Rambler Road; **(5)** Ordinance No. 30591, previously approved on August 9, 2017, which terminated a portion of Specific Use Permit No. 98 for a quarry on the east side of North Westmoreland Drive, south of Interstate Highway 30; **(6)** Ordinance No. 30703, previously approved on November 8, 2017, which created Planned Development Subdistrict No. 137 within Planned Development District No. 193 on the southwest line of Reagan Street, west of Congress Avenue; and **(7)** Ordinance No. 30729, previously approved on December 13, 2017, which renewed Specific Use Permit No. 2087 for a recycling buy-back center on the northwest side of Hickory Street, northeast of Malcolm X Boulevard - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 30811

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 28, 2018

18-0440

Item 18: Authorize a Memorandum of Understanding with the North Central Texas Council of Governments Regional Transportation Council for use of federal funds for the design, engineering, and construction of Dallas Bond Program projects - Financing: This action has no cost consideration to the City (see Fiscal Information)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 28, 2018

18-0441

Item 19: Authorize **(1)** the acceptance of grants from the Texas Commission on the Arts (Grant Nos. 18-42139, 18-42384, 18-42394, 18-42382) in the amount of \$32,000 to provide cultural services for the period September 1, 2017 through August 31, 2018; **(2)** a local 1:1 match in the amount of \$32,000; **(3)** receipt and deposit of funds in an amount not to exceed \$32,000 in the Texas Commission on the Arts-Arts Create Grant 17-18 Fund; **(4)** establishment of appropriations in an amount not to exceed \$32,000 in the Texas Commission on the Arts-Arts Create Grant 17-18 Fund; and **(5)** execution of the grant agreements - Total not to exceed \$64,000 - Financing: Texas Commission on the Arts Grant Funds (\$32,000) and General Funds (\$32,000)

Adopted as part of the consent agenda.



OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 28, 2018

18-0442

Item 20: A resolution ~~authorizing further increasing:~~ (1) total reimbursements to Dallas Center For The Performing Arts Foundation, Inc., by \$189,300 (from \$139,404 to a total of \$328,704) for payments made to Tait Towers Manufacturing LLC for additional emergency flood remediation and related repairs to theater automation systems completed by Tait Towers Manufacturing LLC at the Dee and Charles Wylie Theater located at 2400 Flora Street in an amount not to exceed \$189,300; and ~~(2) an increase in~~ appropriations in an amount not to exceed \$189,300 in the Office of Cultural Affairs budget - Not to exceed \$189,300 - Financing: Contingency Reserve Funds (to be reimbursed by property insurance)

Corrected on the addendum.

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 28, 2018

18-0443

Item 21: Authorize the Third Amendment to the Lease Agreement with Sammons Center for the Arts for the Sammons Center for the Arts facility to memorialize the City's contributions for operations and utility costs of the facility, previously authorized on an annual basis, in the amount of \$76,000 per year for the period October 1, 2017 through June 30, 2034 - Not to exceed \$1,292,000 - Financing: General Funds (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 28, 2018

18-0444

Item 22: Authorize a real property tax abatement agreement with First Industrial, L.P. for the purpose of granting a ten-year abatement of 90 percent of the taxes on added value to the real property for the proposed development of First Mountain Creek Distribution Center, a speculative distribution center facility within a Texas Enterprise Zone situated on approximately 82 acres of property located south of Interstate Highway 20, north of Camp Wisdom Road, and east of Mountain Creek Parkway in Dallas, Texas, in accordance with the City's Public/Private Partnership Program - Estimated Revenue Foregone: \$2,598,730 over ten year period

Councilmember Griggs requested the item be considered as an individual item later in the meeting; there was no objection voiced to the request.

Later in the meeting, the item was presented for consideration.

Councilmember Atkins moved to adopt the item.

Motion seconded by Councilmember Callahan.

After discussion, Mayor Rawlings called the vote and declared the item \*failed with Deputy Mayor Pro Tem Medrano, Councilmember Griggs, Councilmember Clayton and Councilmember Kingston voting "No." (Caraway, Thomas absent when vote taken)

\*Note: The item required a favorable vote of three-fourths for adoption.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 28, 2018

18-0445

Item 23: Authorize a resolution of support for a Municipal Setting Designation application to the Texas Commission on Environmental Quality, provided by Univar USA, Inc. and approved by the City of Farmers Branch, that prohibits the use of groundwater as potable water beneath property owned by Univar USA, Inc., Bell & McCoy Companies, Inc., SEELCCO Street Partners, Ltd., SEELCCO Partners II, Ltd., Scott A. Hawkins Separate Property TR II LLC, Surinder Mittal, and Calandro Development, Inc., located near the intersection of Welch Road and Alpha Road in Farmers Branch, Texas - Financing: No cost consideration to the City  
Recommendation of Staff: Approval

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 28, 2018

18-0446

Item 24: Authorize a service contract for the purchase and installation of two generators and one automatic transfer switch for the Fire-Rescue Department with LJ Power, Inc. through the Texas Association of School Boards - Not to exceed \$106,324 - Financing: General Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 28, 2018

18-0447

Item 25: Authorize a six-month service contract for the purchase and installation of an emergency evacuation system at the Eastside Water Treatment Plant - Schneider Electric Buildings Americas, Inc., most advantageous proposer of two - Not to exceed \$273,107 - Financing: Water Utilities Capital Construction Funds (subject to appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 28, 2018

18-0448

Item 26: Authorize a three-year service contract for purchasing, labeling, and cataloging of best-selling books and access to vendors online catalog to view the latest best-seller list, search, check availability, and order for the Dallas Public Library - Ingram Library Services LLC, lowest responsible bidder of three - Not to exceed \$914,600  
- Financing: General Funds (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 28, 2018

18-0449

Item 27: Authorize a three-year concession contract for the operation of a watercraft rental service at White Rock Lake - Ask Ace, LLC dba White Rock Paddle Co., most advantageous proposer of two - Estimated Annual Net Revenue: \$59,800

Adopted as part of the consent agenda.



OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 28, 2018

18-0450

Item 28: Authorize an acquisition contract for the purchase and installation of two air compressors for the Fire-Rescue Department with August Industries, Inc. through the Texas Association of School Boards - Not to exceed \$131,572 - Financing: General Funds (\$3,088) and U.S. Department of Homeland Security Assistance to Firefighters Grant Funds (\$128,484)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 28, 2018

18-0451

Item 29: Authorize **(1)** a contract closeout agreement, to revise the term of the City's ePCR agreement with Physio-Control, Inc.; and **(2)** a three-year contract for licensing, hosting, implementation, maintenance and support of an electronic patient care reporting and data collection system with ImageTrend, Inc. through the U.S. General Services Administration - Not to exceed \$856,060 - Financing: General Funds (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 28, 2018

18-0452

Item 30: Authorize an acquisition contract for the purchase, installation, and a five-year warranty of a virtual 300-degree training simulator for the Dallas Police Department with VirTra, Inc., through the General Services Administration - Not to exceed \$424,093 - Financing: U.S. Department of Homeland Security Grant Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 28, 2018

18-0453

Item 31: Authorize a two-year master agreement for hot mix asphalt and cold patch materials - Oldcastle Materials Texas, Inc. dba TexasBit in the amount of \$6,287,625, Unique Paving Materials, Corp. in the amount of \$910,996, and Austin Asphalt, Inc. in the amount of \$48,000, lowest responsible bidders of three - Total not to exceed \$7,246,621 - Financing: General Funds (\$6,358,015), Water Utilities Current Funds (\$809,766), and Aviation Current Funds (\$78,840)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 28, 2018

18-0454

Item 32: Authorize a three-year master agreement for the purchase of trash and recycling receptacles for the Kay Bailey Hutchison Convention Center Dallas - Midpoint International, Inc. dba CleanRiver Inventive Recycling Products, lowest responsible bidder of three - Not to exceed \$177,769 - Financing: Convention and Event Services Current Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 28, 2018

18-0455

Item 33: Authorize **(1)** a three-year master agreement for the purchase of heating, ventilation, and air conditioning air filters for Dallas Love Field with Advanced Filtration Products, LLC in the amount of \$377,224 through the Texas Association of School Boards; and **(2)** a three-year master agreement for the purchase of heating, ventilation, and air conditioning canisters for Dallas Love Field with Texas AirSystems LLC in the amount of \$277,200 through The Interlocal Purchasing System - Total not to exceed \$654,424 - Financing: Aviation Current Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 28, 2018

18-0456

Item 34: Authorize a three-year master agreement for the purchase of quicklime - Lhoist North America of Texas Ltd, lowest responsible bidder of two - Not to exceed \$17,245,482 - Financing: Water Utilities Current Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 28, 2018

18-0457

Item 35: Authorize a professional services contract with M.E.P. Consulting Engineers, Inc. for lighting design and engineering services for the Music Hall Exterior Lighting Improvements Project at the Music Hall in Fair Park located at 909 First Avenue - Not to exceed \$92,485 - Financing: General Funds (subject to appropriations)

Councilmember Felder requested the item be considered as an individual item later in the meeting; there was no objection voiced to the request.

Later in the meeting, the item was presented for consideration.

Councilmember Greyson moved to adopt the item.

Motion seconded by Councilmember Atkins.

After discussion, Mayor Rawlings called the vote and declared the item unanimously adopted. (Caraway, Thomas absent when vote taken)



OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 28, 2018

18-0458

Item 36: Authorize an agreement for the Adjustment of Municipal Utilities with the State of Texas, acting through the Texas Department of Transportation, for water and wastewater main relocations along Interstate Highway 35E and U.S. Highway 67 from Interstate Highway 30 to Interstate Highway 20, the Southern Gateway Project - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 28, 2018

18-0459

Item 37: Authorize a contract with Carollo Engineers, Inc. to provide engineering services for the City of Dallas Water Delivery Comprehensive System Assessment and Update - Not to exceed \$3,989,947 - Financing: Water Utilities Capital Construction Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 28, 2018

18-0460

Item 38: Authorize a construction contract for the installation of water and wastewater mains at 16 locations (list attached) - Ark Contracting Services, LLC, lowest responsible bidder of three - Not to exceed \$13,376,475 - Financing: Water Utilities Capital Improvement Funds

Councilmember Felder requested the item be considered as an individual item later in the meeting; there was no objection voiced to the request.

Later in the meeting, the item was presented for consideration.

Councilmember Kleiman moved to adopt the item.

Motion seconded by Councilmember Clayton.

After discussion, Mayor Rawlings called a vote and declared the item unanimously adopted. (Thomas absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 28, 2018

18-0461

Item 39: 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)

The interim city secretary distributed a report showing nominations received and indicated all nominees met qualifications for service with terms for all appointments for the 2017-2019 term.

Mayor Pro Tem Caraway moved to appoint the following:

- Royce West II, Vice Chair, to the Ethics Advisory Commission; and
- Byron C. Lattimore, Vice Chair, to the South Dallas/Fair Park Trust Fund Board.

Motion seconded by Deputy Mayor Pro Tem Medrano and unanimously adopted.

**[Information on each newly-appointed member is located in the file shown next to the name of the board.]**

**18-5550**

**BOARD OFFICERS**

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 28, 2018

18-0462

**Note:** If Agenda Item No. 40 passes, Council will not consider Agenda Item No. 41.  
If Agenda Item No. 41 passes, Council will not consider Agenda Item No. 40.

Item 40: Authorize **(1)** a three-year master agreement for the purchase of employee uniforms and safety shoes for civilian employees - Regali, Inc. in the amount of \$3,227,442, Northern Imports dba Work Wear Safety Shoes in the amount of \$1,701,429, Red Wing Brands of America, Inc. in the amount of \$307,462 and Promotional Designs, Inc. in the amount of \$190,688, lowest responsible bidders of five; and **(2)** a three-year master agreement for the purchase of employee uniforms and safety shoes for civilian employees - Promotional Designs, Inc. in the amount of \$444,142, local preference bidder - Total not to exceed \$5,871,163 - Financing: General Funds (\$3,035,002), Water Utilities Current Funds (\$1,988,117), Sanitation Current Funds (\$321,194), Stormwater Drainage Management Current Funds (\$227,250), Convention and Event Services Current Funds (\$169,300), and Aviation Current Funds (\$130,300)

Councilmember Gates moved to adopt the item.

Motion seconded by Mayor Pro Tem Caraway.

After discussion, Mayor Rawlings called a vote and declared the item unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 28, 2018

18-0463

**Note:** If Agenda Item No. 40 passes, Council will not consider Agenda Item No. 41.  
If Agenda Item No. 41 passes, Council will not consider Agenda Item No. 40.

Item 41: Authorize a three-year master agreement for the purchase of employee uniforms and safety shoes for civilian employees - Regali, Inc. in the amount of \$3,664,039, Northern Imports dba Work Wear Safety Shoes in the amount of \$1,701,429, Red Wing Brands of America, Inc. in the amount of \$307,462, and Promotional Designs, Inc. in the amount of \$190,688, lowest responsible bidders of five - Total not to exceed \$5,863,618 - Financing: General Funds (\$3,027,457), Water Utilities Current Funds (\$1,988,117), Sanitation Current Funds (\$321,194), Stormwater Drainage Management Current Funds (\$227,250), Convention and Event Services Current Funds (\$169,300), and Aviation Current Funds (\$130,300)

This item was not considered.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 28, 2018

18-0464

Item 42: An ordinance abandoning a portion of an alley to Henderson Residential Lands (Dallas), LLC, the abutting owner, containing approximately 925 square feet of land, located near the intersection of McMillan and Henderson Avenues; authorizing the quitclaim; and providing for the dedication of approximately 4,059 square feet of land needed for street right-of-way - Revenue: \$5,400, plus the \$20 ordinance publication fee (This item was deferred on December 13, 2017)

The interim city secretary announced the item would be held to later in the meeting; there was no objection voiced by the city council.

Later in the meeting, the item was brought up for consideration.

Deputy Mayor Pro Tem Medrano moved to hold the item under advisement until the April 11, 2018 voting agenda meeting of the city council.

Motion seconded by Councilmember Kingston and unanimously adopted. (McGough absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 28, 2018

18-0465

Item 43: Authorize the second step of acquisition for condemnation by eminent domain to acquire a tract of vacant land containing approximately 7,085 square feet, located near the intersection of Yancy and Carbondale Streets for the Yancy Street Improvement Project, from Lorean D. Thomas and James W. Thomas - Not to exceed \$4,000 (\$2,500, plus closing costs and title expenses not to exceed \$1,500) - Financing: 2012 Bond Funds (This item was deferred on January 10, 2018 and February 14, 2018)

This item required a motion that the Council of the City of Dallas adopt the item and authorize the use of the power of eminent domain, if such becomes necessary from *Lorean D. Thomas and James W. Thomas et al.* to acquire a tract of land containing approximately 7,085 square feet located near the intersection of Yancy and Carbondale Streets, and more fully described in Exhibit A of the proposed written resolution for this item, for the Yancy Street Improvement Project.

Councilmember Kleinman moved to adopt the item.

Motion seconded by Councilmember Atkins.

Councilmember Felder moved a substitute motion to defer the item to the April 11, 2018 voting agenda meeting of the city council.

Motion seconded by Deputy Mayor Pro Tem Medrano.

After discussion, Mayor Rawlings called a record vote on Councilmember Felder's substitute motion:

Voting Yes: [13] Rawlings, Caraway, Medrano, Griggs, Thomas, Narvaez, Felder, Atkins, Clayton, McGough, Greyson, Gates, Kingston

Voting No: [2] Callahan, Kleinman

The interim city secretary declared the item deferred.



OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 28, 2018

18-0466

Item 44: Authorize Supplemental Agreement No. 1 to the service contract with Real Time Transportation Corporation to continue to provide transportation services to medical appointments within the city of Dallas for low-to-moderate income seniors for the period March 1, 2018 through September 30, 2018 - Not to exceed \$242,592, from \$190,000 to \$432,592 - Financing: General Funds (This item was deferred on February 28, 2018)

Councilmember Thomas moved to defer the item to the April 11, 2018 voting agenda meeting of the city council.

Motion seconded by Councilmember Narvaez.

After discussion, Mayor Rawlings called a vote and declared the item unanimously deferred.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 28, 2018

18-0467

The consent zoning docket consisted of agenda items 45-52.

- Agenda item 45: Zoning Case Z167-351(LC)
- Agenda item 46: Zoning Case Z178-101(PD)
- Agenda item 47: Zoning Case Z178-116(WE/JM)
- Agenda item 48: Zoning Case Z178-133(SM)
- Agenda item 49: Zoning Case Z178-143(JM)
- Agenda item 50: Zoning Case Z178-147(WE/PD)
- Agenda item 51: Zoning Case Z178-153(PD)
- Agenda item 52: Zoning Case Z178-156(PD)

No agenda items were removed from the consent zoning docket to be considered as individual hearings.

Therefore, the consent zoning docket, consisting of agenda items 45-52 was presented for consideration.

- Agenda item 45: Zoning Case Z167-351(LC)
- Agenda item 46: Zoning Case Z178-101(PD)
- Agenda item 47: Zoning Case Z178-116(WE/JM)
- Agenda item 48: Zoning Case Z178-133(SM)
- Agenda item 49: Zoning Case Z178-143(JM)
- Agenda item 50: Zoning Case Z178-147(WE/PD)
- Agenda item 51: Zoning Case Z178-153(PD)
- Agenda item 52: Zoning Case Z178-156(PD)

In the zoning cases on the consent zoning docket, the city plan commission recommended approval of the proposed changes in zoning.

No one appeared in opposition to or in favor of the city plan commission's recommendation.

Deputy Mayor Pro Tem Medrano moved to close the public hearings, accept the recommendations of the city plan commission on the consent zoning cases and pass the ordinances.

Motion seconded by Councilmember Atkins and unanimously adopted. (McGough absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 28, 2018

18-0468

Item 45: Zoning Case Z167-351(LC) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting the creation of a new tract within Historic Overlay No. 48, the Harwood Historic District, to allow additional signage on property zoned Planned Development District No. 619, on the northeast corner of St. Paul Street and Elm Street

Recommendation of Staff and CPC: Approval, subject to preservation criteria  
Recommendation of Landmark Commission: Approval, subject to preservation criteria.

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 30812

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 28, 2018

18-0469

Item 46: Zoning Case Z178-101(PD) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1687 for a bar, lounge, or tavern; and an inside commercial amusement limited to a Class A dance hall on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the south side of Commerce Street, west of Henry Street

Recommendation of Staff and CPC: Approval for a five-year period, subject to a revised site plan and conditions

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 30813

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 28, 2018

18-0470

Item 47: Zoning Case Z178-116(WE/JM) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and **(1)** an ordinance granting a new subarea within Tract I of Planned Development District No. 314, the Preston Center Special Purpose District; **(2)** an ordinance granting a Specific Use Permit for a financial institution with drive-in windows; and, **(3)** an ordinance terminating Specific Use Permit No. 1062 for a restaurant without drive-in or drive-through service on property zoned Tract I within Planned Development District No. 314, the Preston Center Special Purpose District, on the south line of West Northwest Highway, between the Dallas North Tollway and Douglas Avenue

Recommendation of Staff and CPC: Approval of the creation of a new subarea within Tract I, subject to a development plan, landscape plan, and conditions; approval of an Specific Use Permit for a financial institution with drive-in windows for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions; and, approval of the termination of Specific Use Permit No. 1062 for a restaurant without drive-in or drive-through service.

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NOS. 30814, 30815 AND 30816

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 28, 2018

18-0471

Item 48: Zoning Case Z178-133(SM) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting a new subarea on property zoned Subarea 1 and Subarea 7 within Planned Development District No. 298, the Bryan Area Special Purpose District, in an area bounded by Ross Avenue, North Washington Avenue, San Jacinto Street, and Villars Street

Recommendation of Staff and CPC: Approval, subject to a development plan, landscape plan, original building facade elevation and photographs, conceptual elevation, and conditions.

Adopted as part of the zoning consent docket.

Assigned ORDINANCE NO. 30817

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 28, 2018

18-0472

Item 49: Zoning Case Z178-143(JM) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 957 for NO(A) Neighborhood Office District uses, a community service center and a child-care facility at the southeast corner of Lombardy Lane and Geraldine Drive

Recommendation of Staff and CPC: Approval, subject to Phase 1 and Phase 2 development plans, Phase 1 and Phase 2 landscape plans, and conditions.

Adopted as part of the zoning consent docket.

Assigned ORDINANCE NO. 30818

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 28, 2018

18-0473

Item 50: Zoning Case Z178-147(WE/PD) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting an A(A) Agricultural District on property zoned Subarea F-1 within Planned Development District No. 186, on the north line of West Kiest Boulevard, east of Mountain Creek Parkway

Recommendation of Staff and CPC: Approval.

Adopted as part of the zoning consent docket.

Assigned ORDINANCE NO. 30819



OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 28, 2018

18-0474

Item 51: Zoning Case Z178-153(PD) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1981 for a bar, lounge or tavern and an inside commercial amusement limited to a dance hall on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the north line of Main Street, between North Malcolm X Boulevard and North Walton Street

Recommendation of Staff and CPC: Approval for a three-year period, subject to a revised site plan and conditions.

Adopted as part of the zoning consent docket.

Assigned ORDINANCE NO. 30820

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 28, 2018

18-0475

Item 52: Zoning Case Z178-156(PD) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to and renewal of Specific Use Permit No. 1775 for a medical clinic on property zoned a Core Subdistrict within Planned Development District No. 225, the State-Thomas Special Purpose District with Historic Overlay District No. 25, the State-Thomas Historic District, on the northwest line of Thomas Avenue, between Fairmount Street and Routh Street

Recommendation of Staff and CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and conditions.

Adopted as part of the zoning consent docket.

Assigned ORDINANCE NO. 30821

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 28, 2018

18-0476

ZONING CASES – INDIVIDUAL

Item 53: Zoning Case Z167-362(WE/SH)

A public hearing to receive comments regarding an application for and an ordinance granting a CS Commercial Service District; a resolution accepting deed restrictions volunteered by the applicant; and an ordinance granting a Specific Use Permit for outside sales on property zoned an R-10(A) Single Family District on the west line of South Belt Line Road, north of Sarah Lane

Recommendation of Staff: Approval of a CS Commercial Service District, subject to deed restrictions volunteered by the applicant, and approval of a Specific Use Permit for outside sales for a three-year period, subject to a site plan and conditions.

Recommendation of CPC: Approval of a CS Commercial Service District, subject to deed restrictions volunteered by the applicant, and approval of a Specific Use Permit for outside sales for a two-year period, subject to a site plan and conditions.

Prior to the item being read into the record, Councilmember Atkins moved to continue the public hearing and defer the item to the May 9, 2018 voting agenda meeting of the city council. Therefore, no speakers were called to speak on the item.

Motion seconded by Councilmember Kingston and unanimously deferred. (Caraway, Thomas, McGough, Greyson absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 28, 2018

18-0477

ZONING CASES - UNDER ADVISEMENT – INDIVIDUAL

Item 54: Zoning Case Z145-300(SH)

A public hearing to receive comments regarding an application for and an ordinance granting a new subdistrict on property zoned Subdistricts 4 and 5 within Planned Development District No. 462, and an MF-2(A) Multifamily District, on the northeast side of North Henderson Avenue, between McMillan Avenue and Glencoe Street, and the southwest side of North Henderson Avenue, east of Glencoe Street

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

Note: This item was considered by the City Council at public hearings on October 25, 2017 and December 13, 2017, and was held under advisement until March 28, 2018, with the public hearing open.

The following individual appeared in opposition to the city plan commission's recommendation:

Bruce Richardson, 5607 Richmond Ave.

The following individual appeared in favor of the city plan commission's recommendation:

Mark Masinter, 5412 Surrey Cir., representing Open Realty

Deputy Mayor Pro Tem Medrano moved to continue the public hearing and hold the item under advisement until the April 11, 2018 voting agenda meeting of the city council.

Motion seconded by Mayor Pro Tem Caraway and unanimously held under advisement. (McGough absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 28, 2018

18-0478

ZONING CASES - UNDER ADVISEMENT – INDIVIDUAL

Item 55: Zoning Case Z145-301(WE)

A public hearing to receive comments regarding an application for and (1) an ordinance granting a Planned Development District for commercial, industrial and transportation uses; (2) an ordinance granting an amendment to Specific Use Permit No. 1715 for an industrial (outside) potentially incompatible use for an asphalt batching plant [Tract II]; (3) an ordinance granting a Specific Use Permit for two industrial (outside) not potentially incompatible uses for a concrete batching plant [Tract I and Tract III]; (4) an ordinance terminating Specific Use Permit No. 1613 for an industrial (outside) not potentially incompatible use for a concrete batch plant; and (5) a resolution terminating deed restrictions [Z078-204] on property zoned an IR-D Industrial Research District with a D Liquor Control Overlay on a portion and Specific Use Permit No. 1613 on a portion; a CS-D Commercial Service District with a D Liquor Control Overlay on a portion and Specific Use Permit No. 1602 for vehicle storage lot on a portion; and an IM-D Industrial Manufacturing District with a D Liquor Control Overlay on a portion, Specific Use Permit No. 1715 on a portion and deed restrictions on the northeast corner of State Highway 310 and Linfield Road

Recommendation of Staff and CPC: Approval of a Planned Development District for commercial, industrial and transportation uses, subject to a conceptual plan and conditions; approval of an amendment to Specific Use Permit No. 1715 for an asphalt batch plant for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site/landscape plan and conditions; approval of a Specific Use Permit for an industrial (outside) not potentially incompatible use for a concrete batch plant on Tract I and Tract III for a ten-year period with eligibility for automatic renewal for one ten-year period, subject to a site/landscape plan and conditions; approval of the termination of Specific Use Permit No. 1613; and approval of the termination of deed restrictions [Z078-204].

Note: This item was considered by the City Council at public hearings on September 27, 2017, October 25, 2017, December 13, 2017 and January 24, 2018, and was held under advisement until March 28, 2018, with the public hearing open.

The following individuals appeared in opposition to the city plan commission's recommendation:

Cyndy Lutz, 2800 N. Hampton Rd., representing Dallas Area Habitat for Humanity  
Ronnie Mestas, 3215 Rutz St.  
Tameckia Derrough, 7931 Kiska St., representing Joppa Freeman's Town Assoc.  
Dametria McCain, 3301 Elm St., representing Inclusive Communities Project, Inc.  
Richard Guldi, 7228 La Sobrina Dr., representing Dallas Sierra Club

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The following individuals appeared in opposition to the city plan commission's recommendation:  
(continued)

Donald Payton, 4716 Burma Rd., representing Joppa Residents  
Shammara Norris, 700 Camellia Ct.  
Jim Schermbeck, 1808 S. Good Latimer Expwy.  
David Griggs, 13214 Glad Acres Dr., Farmers Branch, TX  
Jabrille McDuffie, 4715 Stokes St.  
Christine Guldi, 7228 La Sobrina Dr.  
Susybelle Gosslee, 9511 Faircrest Dr., representing League of Women Votes of  
Dallas  
Kebran Alexander, 911 Glen Stone Ln.

The following individuals appeared in favor of the city plan commission's recommendation:

Dallas Cothrum, 900 Jackson St.  
Claudia Fowler, 4531 Solar Ln.  
Shalondria Galimore, 7916 Ivory Ln.  
Keio Gamble, 4968 Dupont Dr.  
Gwendolyn Jackson-Crawford, 7916 Ivory Ln.  
Miriam Matthews-Fields, 7939 Trojan St.  
Shenita Cleveland, 365 Uptown Blvd., Cedar Hill, TX representing Joppa  
James Turknnett, P.O. Box 271634  
Dan Harbeke, not provided, representing Union Pacific Railroad  
Amanda Miller, 316 Covington Ln., Ovilla, TX, representing Martin Marietta  
Don Bell, 437 Rusty Run Dr., Midlothian, TX, representing Martin Marietta  
John Proctor, 2627 Martin Luther King Jr. Blvd.  
Yulander Jones, 4647 Luzon St.  
Everett Brannon, 1561 Brook Valley, representing Joppa

Councilmember Felder moved to close the public hearing and deny the item.

Motion seconded by Councilmember Kingston.

During discussion, Councilmember Kleinman moved a substitute motion to separate the Specific Use Permits (SUPs) [which represents the batch plant] from the Planned Development Districts (PDs) [which represents the remaining properties] in order to vote on the items separately.

Motion seconded by Mayor Pro Tem Caraway.

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After discussion, Mayor Rawlings called a record vote on Councilmember Kleinman's substitute motion:

Voting Yes: [5] Rawlings, Caraway, Callahan, Kleinman, Gates

Voting No: [9] Medrano, Griggs, Thomas, Narvaez, Felder, Atkins, Clayton, Greyson, Kingston

Absent when vote taken: [1] McGough

The interim city secretary declared the substitute motion failed.

During discussion, Councilmember Clayton called the question.

Mayor Rawlings called a vote on the call the question and declared the question called.

At Mayor Rawlings request, Councilmember Felder clarified his motion was to deny without prejudice.

Mayor Rawlings called a record vote on Councilmember Felder's motion to deny without prejudice:

Voting Yes: [8 9] Rawlings, Medrano, \*Griggs, Narvaez, Felder, Clayton, Greyson, Gates, Kingston

Voting No: [6 5] Caraway, Griggs, Thomas, Callahan, Atkins, Kleinman

Absent when vote taken: [1] McGough

The interim city secretary declared the motion denied without prejudice.

\*Note: Councilmember Griggs stated his previous vote was in error and requested for the record to reflect his vote on Councilmember Felder's motion to deny without prejudice as "Yes."

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 28, 2018

18-0479

ZONING CASES - UNDER ADVISEMENT – INDIVIDUAL

Item 56: Zoning Case Z167-284(PD)

A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1989 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned Subarea 6 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay on the northeast corner of South Buckner Boulevard and Norvell Drive

Recommendation of Staff: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions

Recommendation of CPC: Approval for a five-year period, subject to conditions.

Note: This item was considered by the City Council at a public hearing on January 24, 2018, and was deferred until March 28, 2018, with the public hearing open.

No one appeared in opposition to or in favor of the city plan's commission recommendation.

Councilmember Felder moved to close the public hearing, accept the recommendation of the city plan commission with the following change:

- Specific Use Permit (SUP) is approved for a 2-year period with no automatic renewals

and pass the ordinance.

Motion seconded by Deputy Mayor Pro Tem Medrano and unanimously amended. (Atkins, Clayton, McGough absent when vote taken)

Assigned ORDINANCE NO. 30822



OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 28, 2018

18-0480

ZONING CASES - UNDER ADVISEMENT – INDIVIDUAL

Item 57: Zoning Case Z167-359(WE)

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an LI-D-1 Light Industrial District with a D-1 Liquor Control Overlay, on the northeast corner of Forney Road and South Buckner Boulevard

Recommendation of Staff: Approval for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

Recommendation of CPC: Approval for a three-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

Note: This item was considered by the City Council at public hearings on December 13, 2017, January 24, 2018 and February 14, 2018, and was deferred until March 28, 2018, with the public hearing open.

Neva Dean, Assistant Director of Sustainable Development and Construction, stated the item required a favorable vote of three-fourths for adoption.

The following individual appeared in opposition to the city plan commission's recommendation:

Jack Skinner, 4740 S. Buckner Blvd.

The following individuals appeared in favor of the city plan commission's recommendation:

Santos T. Martinez, 900 Jackson St., representing 7-Eleven

Adam Bazaldua, 6926 Belteau Ln.

Darlene Reynolds, 5716 Hillcroft St.

Councilmember Felder moved to close the public hearing, accept the recommendation of the city plan and zoning commission with the following change:

- Specific Use Permit (SUP) is approved for a 2-year period with no automatic renewals

and pass the ordinance.

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Motion seconded by Councilmember Kingston and unanimously adopted. (Clayton, McGough absent when vote taken)

Assigned ORDINANCE NO. 30823

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 28, 2018

18-0481

ZONING CASES - UNDER ADVISEMENT – INDIVIDUAL

Item 58: Zoning Case Z167-390(SM)

A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2074 for a potentially incompatible industrial use limited to metal or metal product treatment or processing on property zoned RS-I Regional Service Industrial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the north corner of South Harwood Street and Coombs Street

Recommendation of Staff and CPC: Approval for a two-year period, subject to conditions.

Note: This item was considered by the City Council at a public hearing on January 10, 2018, and was deferred until March 28, 2018, with the public hearing open.

Prior to the item being read into the record, Councilmember Felder moved to continue the public hearing and defer the item to the April 25, 2018 voting agenda meeting of the city council. Therefore, no speakers were called to speak on the item.

Motion seconded by Councilmember Kingston and unanimously deferred. (Caraway, Thomas, McGough, Gates absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 28, 2018

18-0482

ZONING CASES - UNDER ADVISEMENT – INDIVIDUAL

Item 59: Zoning Case Z178-110(PD)

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for an auto service center on property zoned an NC(E) Neighborhood Commercial Enhanced Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District on the northeast line of Second Avenue, between Metropolitan Avenue and Penelope Street

Recommendation of Staff and CPC: Approval for a two-year period, subject to a site plan and conditions.

Note: This item was considered by the City Council at a public hearing on January 24, 2018, and was held under advisement until March 28, 2018, with the public hearing open.

The following individual appeared in opposition to the city plan commission's recommendation:

Martin R. Galvan, 1012 Matamoros Plz., applicant

No one appeared in favor of the city plan commission's recommendation.

Councilmember Felder moved to continue the public hearing and hold the item under advisement until the April 11, 2018 voting agenda meeting of the city council.

Motion seconded by Councilmember Griggs and unanimously held under advisement. (Clayton, McGough absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 28, 2018

18-0483

ZONING CASES - UNDER ADVISEMENT – INDIVIDUAL

Item 60: Zoning Case Z178-134(PD)

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a medical clinic or ambulatory surgical center on property zoned Subarea 1 within Planned Development District No. 316, the Jefferson Area Special Purpose District, on the north side of West Jefferson Boulevard, east of South Llewellyn Avenue

Recommendation of Staff and CPC: Approval for a five-year period, subject to a site plan and conditions.

Note: This item was considered by the City Council at public hearings on February 14, 2018 and February 28, 2018, and was deferred until March 28, 2018, with the public hearing open.

No one appeared in opposition to or in favor of the city plan commission's recommendation.

Councilmember Griggs moved to continue the public hearing and hold the item under advisement until the April 25, 2018 voting agenda meeting of the city council.

Motion seconded by Councilmember Kingston and unanimously held under advisement. (Caraway, Clayton, McGough absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 28, 2018

18-0484

FLOODPLAIN APPLICATIONS

Item 61: A public hearing to receive comments regarding the application for and approval of the fill permit and removal of the floodplain (FP) prefix from approximately 0.3 acres of the current 4.3 acres of land located at 9229 Chiswell Road, within the floodplain of McCree Branch, Fill Permit 17-11 - Financing: No cost consideration to the City

No one addressed the city council on the item.

Deputy Mayor Pro Tem Medrano moved to close the public hearing and adopt the item.

Motion seconded by Councilmember Atkins and unanimously adopted. (Caraway, Clayton, McGough absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 28, 2018

18-0485

MISCELLANEOUS HEARINGS

Item 62: A public hearing to receive comments on the FY 2018-19 Operating, Capital, and Grant & Trust Budgets - Financing: No cost consideration to the City

The following individual addressed the city council on the item:

Sylvia Benenson, 5455 La Sierra Dr., representing Senior Affairs Commission

The public hearing was closed.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 28, 2018

18-0486

Addendum Item 1: Resolution authorizing the City Manager to enter into an interim disclosure counsel contract with Orrick Herrington & Sutcliffe LLP, to expire on November 12, 2019, and terminate the City's existing disclosure counsel contract - Financing: Disclosure Counsel fees to be paid from bond proceeds, Current Funds, and/or enterprise funds, as applicable, contingent upon completion of each bond sale

Adopted as part of the consent agenda.



OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 28, 2018

18-0487

Addendum Item 2:           A resolution authorizing the preparation of plans for issuance of General Obligation Refunding Bonds, Series 2018, in an amount not to exceed \$63,000,000 - Financing: This action has no cost consideration to the City (see Fiscal Information for potential future cost)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 28, 2018

18-0488

Addendum Item 3: Adopt a resolution that lists support for the Dallas Area Rapid Transit Cotton Belt Project and conditions associated with such support to mitigate the impacts of the project - Financing: No cost consideration to the City

Councilmember Kingston requested the item be considered as an individual item later in the meeting; there was no objection voiced to the request.

Later in the meeting, the item was presented for consideration.

Councilmember Kleiman moved to remand the item to the Mobility Solutions, Infrastructure and Sustainability Council Committee for further work.

Motion seconded by Councilmember Callahan.

After discussion, Mayor Rawlings called a record vote on Councilmember Kleinman's motion:

Voting Yes: [5] Rawlings, Caraway, Callahan, Kleinman, Gates

Voting No: [9] Medrano, Griggs, Narvaez, Felder, Atkins, Clayton, McGough, Greyson, Kingston

Absent when vote taken: [1] Thomas

The interim city secretary declared the motion failed.

Councilmember Kleinman moved to adopt the item.

Motion seconded by Councilmember Atkins.

During discussion, Councilmember McGough moved a friendly amendment to the resolution with the following additions and revisions:

**WHEREAS**, on October 11, 2016, the Dallas City Council unanimously passed a resolution to identify the highest priorities for improved transit services within the City of Dallas; and

**WHEREAS**, DART has not yet produced a comprehensive bus service plan and requisite Level of Service Policy that meets or exceeds the level of service of transit industry best practices to address issues including but not limited to: a sustainable high frequency grid network with on-time performance metrics, a stated policy for public transit times compared to auto travel, a clearly defined standard for providing passenger shelters, and a policy for reducing passenger wait times.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

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**Section 1.** The City of Dallas supports the following conditions, to be approved by the DART Board before a construction contract for the line is awarded:

- A study is completed and an implementation plan adopted to create a comprehensive, high frequency grid network bus system for Dallas, and,
- Funding is set aside in its 20 year Financial Plan for this comprehensive bus system

Councilmember Kleinman accepted the friendly amendment as part of his motion.

Councilmember Atkins, who seconded the motion, also accepted the friendly amendment.

After discussion, Mayor Rawlings called a vote and declared the item amended.

MINUTES OF THE DALLAS CITY COUNCIL  
WEDNESDAY, MARCH 28, 2018

EXHIBIT C