

City of Dallas

*1500 Marilla Street
Dallas, Texas 75201*



COUNCIL AGENDA

February 27, 2019

[19-0300; HELD]

9:12 A.M. – 3:36 P.M.

Invocation and Pledge of Allegiance (Council Chambers)

Agenda Item/Open Microphone Speakers

[19-0301]VOTING AGENDA

1. 19-274 Approval of Minutes of the February 13, 2019 City Council Meeting
[19-0302; APPROVED]

CONSENT AGENDA**[19-0303; APPROVED]****City Attorney's Office**

2. 19-246 Authorize settlement of the lawsuit styled Guadalupe Rivas v. City of Dallas, Cause No. DC-17-07366 - Not to exceed \$170,000.00 - Financing: Risk Management Funds
[19-0304; APPROVED]
3. 19-247 Authorize payment of the property damage claim filed by Triplett Waste Services, Claim No. AL-18-08194 - Not to exceed \$51,860.56 - Financing: Risk Management Funds
[19-0305; APPROVED]

Department of Aviation

4. 19-227 Authorize **(1)** the termination of that certain lease of land and facilities at Dallas Love Field between the City of Dallas and Associated Air Center, Inc., dated July 11, 1984, as amended and assigned to Regal Assets, LLC, and upon termination of the lease, approximately 408,962 square feet of land and existing facilities shall be annexed into a new Consolidated Lease of Land and Facilities with Regal Assets, LLC; **(2)** the termination of that certain lease of land and facilities at Dallas Love Field between the City of Dallas and Associated Air Center, Inc. dated April 1, 1994, as assigned to Regal Assets, LLC, and upon termination of the lease, approximately 683,311 square feet of land and existing facilities shall be annexed into a new Consolidated Lease of Land and Facilities with Regal Assets, LLC - Estimated Revenue Foregone: \$7,230,158.80; and **(3)** a new Consolidated Lease of Land and Facilities with Regal Assets, LLC, for approximately 1,092,273 square feet of land and existing improvements annexed from the two existing leases for a term of thirty years with two five-year renewal options and a capital investment obligation of \$5,000,000.00 to be expended within the first thirty-six months after execution of the lease - Estimated Revenue: \$97,744,973.83 (during the primary term of the new consolidated lease)
[19-0306; APPROVED]

CONSENT AGENDA (continued)**Department of Convention and Event Services**

5. 19-256 An ordinance amending Chapter 42A, "Special Events" and Chapter 29A, "Neighborhood Farmers Market" of the Dallas City Code by **(1)** reserving Chapter 29A and rewriting Chapter 42A; **(2)** providing regulations for special events, commercial filming activities, neighborhood markets, and streetlight pole banners; **(3)** providing a penalty not to exceed \$2,000.00 for a violation of this chapter governing fire safety, zoning, or public health and sanitation, and \$500.00 for all other violations; **(4)** providing a saving clause; **(5)** providing a severability clause; and **(6)** providing an effective date - Financing: No cost consideration to the City (see Fiscal Information) **[19-0307; DEFERRED TO MARCH 27, 2019 BY COUNCILMEMBER GREYSON]**

Department of Public Works

6. 18-1408 Authorize a professional services contract with CP&Y, Inc. for the engineering design of Alley Reconstruction Group 17-1203 (list attached to the Agenda Information Sheet) - Not to exceed \$330,102.89 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) (\$279,717.89) and Wastewater Capital Improvement Fund (\$50,385.00) **[19-0308; APPROVED]**
7. 18-1407 Authorize a professional services contract with Jones and Carter, Inc. for the engineering design of Street Reconstruction Group 17-1205 (list attached to the Agenda Information Sheet) - Not to exceed \$159,235.80 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) (\$133,455.80) and Water Utilities Capital Improvement Funds (\$25,780.00) **[19-0309; APPROVED]**
8. 19-185 Authorize a professional services contract with Simon Engineering and Consulting, Inc. for the engineering design of Street Reconstruction Group 17-1206 (list attached to the Agenda Information Sheet) - Not to exceed \$183,196.20 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) (\$138,756.20) and Water Utilities Capital Improvement Funds (\$44,440.00) **[19-0310; APPROVED]**
9. 18-1410 Authorize a professional services contract with Othon, Inc. for the engineering design of Alley Reconstruction Group 17-1303 (list attached to the Agenda Information Sheet) - Not to exceed \$278,734.10 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) (\$255,249.10) and Wastewater Capital Improvement Fund (\$23,485.00) **[19-0311; APPROVED]**

CONSENT AGENDA (continued)**Department of Public Works** (continued)

10. 19-160 Authorize a professional services contract with KIT Professionals, Inc. for the engineering design of Street Reconstruction Group 17-1306 (list attached to the Agenda Information Sheet) - Not to exceed \$172,941.00 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) (\$131,391.00) and Water Utilities Capital Improvement Funds (\$41,550.00)
[19-0312; APPROVED]
11. 19-42 Authorize a professional services contract with RJN Group, Inc. for the engineering design of Alley Reconstruction Group 17-9001 (list attached to the Agenda Information Sheet) - Not to exceed \$220,586.80 - Financing: Street and Transportation (A) Fund (2017 Bond Funds)
[19-0313; APPROVED]
12. 19-258 Authorize **(1)** a development agreement with Ghost Sign Development, LLC, a Delaware limited liability company ("Developer"), for the design, construction, repair and maintenance of certain enhanced infrastructure improvements ("Enhanced Improvements") at Cesar Chavez Boulevard between Commerce and Elm Streets ("Project Area"); **(2)** the receipt and deposit of funds in an amount not to exceed \$65,000.00 from an escrow account into the Capital Projects Reimbursement Fund in the event the Developer fails to complete the Enhanced Improvements; **(3)** an increase in appropriations in an amount not to exceed \$65,000.00 in the Capital Projects Reimbursement Fund in the event the Developer fails to complete the Enhanced Improvements; and **(4)** alternatively, the release and return of funds in the amount of \$65,000.00 from the escrow account to the Developer in the event the Developer completes the Enhanced Improvements in accordance with the development agreement - Financing: No cost consideration to the City
[19-0314; APPROVED]

Department of Sustainable Development and Construction

13. 18-1237 Authorize settlement in lieu of proceeding with condemnation by eminent domain to acquire a water easement from Thorntree Golf, LLC. of approximately 26,810 square feet of land in Dallas County for the Southwest 120/96-inch Water Transmission Pipeline Project - Notto exceed \$26,514.00, increased from \$17,000.00 (\$14,477.00, plus closing costs and title expenses not to exceed \$2,523.00) to \$43,514.00 (\$40,991.00, plus closing costs and title expenses not to exceed \$2,523.00) - Financing: Water Capital Improvement Series D
[19-0315; APPROVED]

CONSENT AGENDA (continued)**Department of Sustainable Development and Construction** (continued)

14. 19-182 Authorize **(1)** the quitclaim of 9 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 to the Agenda Information Sheet) - Estimated Revenue: \$249,000.00 (see Fiscal Information)
[19-0316; APPROVED]
15. 18-941 A resolution authorizing the conveyance of three drainage easements and a wastewater easement containing a total of approximately 15,242 square feet of land to the City of Rowlett for the construction, maintenance and use of drainage and wastewater facilities across City-owned land - Revenue: \$40,086.00
[19-0317; APPROVED]
16. 19-88 Authorize a one-year lease agreement, with two one-year renewal options, with Jack Cooper Transport Co., Inc., for approximately 99.51 acres of City-owned land located at 9010 West Jefferson Boulevard to be used for new vehicle logistics and staging for preparation of distribution and shipping for the period March 1, 2019 through February 29, 2020 - Revenue: \$1,791,180.00
[19-0318; APPROVED]
17. 18-1176 An ordinance abandoning portions of street easements to GSNETX Stem Center of Excellence, the abutting owner, containing a total of approximately 73,908 square feet of land located near the intersection of Whispering Cedar and Ledbetter Drives; and authorizing the quitclaim - Revenue: \$33,259.00, plus the \$20.00 ordinance publication fee
[19-0319; APPROVED; ORDINANCE 31124]
18. 19-235 An ordinance abandoning a portion of an alley to LoCo Meletio Development LP and Ghost Sign Development L.P., the abutting owners, containing approximately 7,000 square feet of land, located near the intersection of Jackson Street and Cesar Chavez Boulevard; and authorizing the quitclaim - Revenue: \$630,000.00, plus the \$20.00 ordinance publication fee
[19-0320; APPROVED; ORDINANCE 31125]

CONSENT AGENDA (continued)**Department of Transportation**

19. 19-195 Authorize a resolution clarifying and affirming the City Council 's direction and expectations for development of the Interstate 30 corridor - Financing: No cost consideration to the City
[19-0321; APPROVED AS AMENDED]
20. 19-254 Authorize application of a candidate project to the North Central Texas Council of Governments through the Transportation Alternatives Set -Aside Program for cost reimbursement in the Active Transportation Project category for the Community Drive Complete Street Project - Financing: This action has no cost consideration to the City (see Fiscal Information for potential future costs)
[19-0322; APPROVED]

Office of Budget

21. 19-273 Authorize **(1)** an extension through September 30, 2019 for Community Development Block Grant (CDBG) funded projects which have not met the City's twelve-month obligation or twenty-four-month expenditure requirement; **(2)** preliminary adoption of Reprogramming Budget No.1 (Substantial Amendment No. 1) to the FY 2018-19 Action Plan to: **(a)** use unspent prior year CDBG funds in the total amount of \$2,883,673.00, for the Housing and Neighborhood Revitalization, 2018 Notice of Funding Availability (2018 NOFA); and **(b)** reclassify \$7,751,611.00 allocated for the 2018 NOFA from the reconstruction and rehabilitation category to the land acquisition category to allow for acquisition of land for residential purposes; and **(3)** a public hearing to be held on April 10, 2019 to receive comments on the proposed use of funds for Reprogramming Budget No. 1 (Substantial Amendment No. 1) to the FY 2018-19 Action Plan - Financing: This action has no cost consideration to the City (see Fiscal Information for potential future costs)
[19-0323; APPROVED AS AMENDED]
22. 19-255 Authorize a public hearing to be held on March 27, 2019 to receive comments on the FY 2019-20 Operating, Capital, and Grant & Trust Budgets - Financing: No cost consideration to the City
[19-0324; APPROVED]

Office of Economic Development

23. 19-167 Authorize reappointment of Gilbert Gerst, Brentt Shropshire, Zenetta Drew and Edward Okpa to the Dallas Development Fund Board - Financing: No cost consideration to the City
[19-0325; APPROVED]

CONSENT AGENDA (continued)**Office of Procurement Services**

24. 19-99 Authorize a three-year service contract, with two one-year renewal options, for licenses, training, maintenance, and support for a citywide data back -up, recovery, and archival system for the Department of Communications and Information Services - SHI Government Solutions, Inc., most advantageous proposer of seven - Not to exceed \$469,405.20 - Financing: Data Services Fund (subject to annual appropriations)
[19-0326; APPROVED]
25. 19-232 Authorize a five-year service price agreement for janitorial services for the Water Utilities Department and the Women, Infant, and Children Program facilities - Oriental Building Services, Inc. in an estimated amount of \$1,978,885.40 and Global Building Maintenance, Inc. in an estimated amount of \$991,163.50, lowest responsible bidders of nine - Total estimated amount of \$2,970,048.90 - Financing: Dallas Water Utilities Fund (\$2,332,947.40), Department of State Health Services Grant Funds (\$546,988.50), and Stormwater Drainage Management Fund (\$90,113.00)
[19-0327; APPROVED]
26. 19-237 Authorize a one-year master agreement for the purchase of **(1)** 21 pieces of fleet vehicles and equipment for the Fire-Rescue Department - Siddons Martin Emergency Group, LLC in the amount of \$9,949,206.18 through the Houston-Galveston Area Council of Governments cooperative agreement; and **(2)** 100 squad cars for the Police Department - Freedom Dodge in the amount of \$4,363,900.00 through the Texas Association of School Boards cooperative agreement - Total not to exceed \$14,313,106.18 - Financing: General Fund (\$3,359,439.00), Master Lease-Equipment Fund (\$10,784,821.18), and Communication Service Fund (\$168,846.00)
[19-0328; APPROVED]
27. 19-196 Authorize a three-year master agreement for the purchase of sodium hexametaphosphate for the Water Utilities Department - Carus Corporation, lowest responsible bidder of three - Estimated amount of \$183,300 - Financing: Dallas Water Utilities Fund
[19-0329; APPROVED]

CONSENT AGENDA (continued)**Office of Procurement Services** (continued)

28. 19-190 Authorize Supplemental Agreement No. 2 to increase the service contract with Communicon, LTD dba Communication Concepts in the amount of \$796,726.09, from \$3,186,904.36 to \$3,983,630.45 and International Systems of America, LLC dba ISA Fire & Security in the amount of \$61,366.00, from \$245,464.00 to \$306,830.00, for citywide installation, monitoring, and maintenance of alarm systems and annual fire alarm inspections and to extend the term from March 23, 2019 to March 22, 2020 - Total not to exceed \$858,092.09, from \$3,432,368.36 to \$4,290,460.45 - Financing: General Fund (\$502,369.07), Equipment and Fleet Management Fund (\$38,600.00), Capital Construction Fund (\$8,600.00), Aviation Fund (\$94,000.00), and Dallas Water Utilities Fund (\$214,523.02)
[19-0330; APPROVED]
29. 19-184 Authorize Supplemental Agreement No. 3 to increase the service contract for the maintenance and repair of fuel pumps, dispensing equipment, lines, and tanks with D&H United Fueling Solutions, Inc. formerly known as United Safeguard Pump Services, Ltd. dba United Pump Supply and to extend the contract term through September 9, 2019 - Not to exceed \$446,141.17, from \$1,784,564.75 to \$2,230,705.92 - Financing: Equipment and Fleet Management Fund
[19-0331; APPROVED]
30. 19-238 Authorize Supplemental Agreement No. 3 to increase the master agreement for aftermarket automotive and heavy equipment parts to maintain City vehicles and equipment with Midway Auto Supply, Inc. in the amount of \$478,526.25, from \$1,914,105.00 to \$2,392,631.25, Freedom Dodge in the amount of \$422,450.00, from \$1,689,800.00 to \$2,112,250.00, Installer Sales & Service in the amount of \$384,348.00, from \$1,537,392.00 to \$1,921,740.00, IEH Auto Parts LLC in the amount of \$240,457.50, from \$961,830.00 to \$1,202,287.50, and Alterstart Systems, Inc. in the amount of \$500.00, from \$2,000.00 to \$2,500.00 and to extend the term from February 24, 2019 to February 24, 2020 - Total not to exceed \$1,526,281.75, from \$6,105,127.00 to \$7,631,408.75 - Financing: Equipment and Fleet Management Fund
[19-0332; APPROVED]

Office of Strategic Partnerships & Government Affairs

31. 19-260 A resolution adopting the City's Federal Legislative Program for the 116th Session of the United States Congress - Financing: No cost consideration to the City
[19-0333; APPROVED AS AN INDIVIDUAL ITEM]

CONSENT AGENDA (continued)**Park & Recreation Department**

32. 19-241 Authorize a ten-year agreement with the Dallas Parks Foundation for the maintenance of Harry Hines Triangle, a park that is approximately 0.08 acres in size, located at 2402 Harry Hines Boulevard - Financing: This action has no cost consideration to the City (see Fiscal Information)
[19-0334; APPROVED]
33. 19-250 Authorize application of four candidate projects to the North Central Texas Council of Governments through the Transportation Alternatives Set -Aside Program for cost reimbursement in the Active Transportation Project category for the proposed: Five Mile Creek Trail Project, the Trinity Skyline Trail Link Project, the Cotton Belt Trail Project, Segments CB18 and CB20, and the proposed SoPac Trail Access and Safety Enhancement Project - Financing: This action has no cost consideration to the City (see Fiscal Information for potential future costs)
[19-0335; APPROVED]

Water Utilities Department

34. 19-79 Authorize professional services contracts with four consulting firms to provide construction materials testing services during the installation of capital improvement projects at water and wastewater treatment facilities - TEAM Consultants, Inc. in the amount of \$200,000.00, Professional Service Industries, Inc. in the amount of \$150,000.00, Alliance Geotechnical Group, Inc. in the amount of \$200,000.00, and Terracon Consultants, Inc. in the amount of \$200,000.00 - Total not to exceed \$750,000.00 - Financing: Water Utilities Capital Construction Funds (\$200,000.00) and Water Utilities Capital Improvement Funds (\$550,000.00)
[19-0336; APPROVED]
35. 19-91 Authorize a construction contract for the installation of water and wastewater mains at 29 locations (list attached to the Agenda Information Sheet) - Ark Contracting Services, LLC, lowest responsible bidder of five - Not to exceed \$14,130,995.00 - Financing: Water Utilities Capital Improvement Funds
[19-0337; APPROVED]

ITEMS FOR INDIVIDUAL CONSIDERATION**City Secretary's Office**

36. 19-275 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)
[19-0338; INDIVIDUAL, FULL COUNCIL AND OFFICER APPOINTMENTS MADE TO BOARDS AND COMMISSIONS]

Office of Cultural Affairs

37. 19-248 A resolution authorizing and establishing the Cultural Organizations Program within the Office of Cultural Affairs to support cultural services in the City of Dallas and approving the program guidelines - Financing: This action has no cost consideration (see Fiscal Information)
[19-0339; APPROVED]

Park & Recreation Department

38. 19-139 Authorize **(1)** a development and funding agreement with the Circuit Trail Conservancy (CTC), a Texas non-profit organization, for the purpose of assisting with the funding, land acquisition, design and construction of hike and bike trails on the remaining undeveloped 10 miles of The Loop, comprised of the Circuit Trail Connection, Trinity Forest Spine Trail, the Trinity Gateway and Trinity Skyline Trail Links (collectively hereinafter referred to as "Project"); **(2)** the receipt and deposit of funds in an amount not to exceed \$10,000,000.00 from the CTC in the Circuit Trail Conservancy Fund; **(3)** establishment of appropriations in an amount not to exceed \$10,000,000.00 in the Circuit Trail Conservancy Fund; **(4)** a match in the amount of \$10,000,000.00 from the Park and Recreation Facilities (B) Fund (2017 Bond Funds); **(5)** execution of the development and funding agreement and all terms, conditions and documents required by the agreement; and **(6)** the disbursement of funds to the U.S. Army Corps of Engineers for work on the Trinity Forest Spine Trail South in an amount not to exceed \$3,500,000.00 from the Circuit Trail Conservancy Fund and in an amount not to exceed \$3,500,000.00 from the Park and Recreation Facilities (B) Fund (2017 Bond Funds) - Total not to exceed \$20,000,000.00 - Financing: Park and Recreation Facilities (B) Fund (2017 Bond Funds) (\$10,000,000.00) and Circuit Trail Conservancy Fund (\$10,000,000.00)
[19-0340; APPROVED AS AMENDED]

PUBLIC HEARINGS AND RELATED ACTIONS**Department of Sustainable Development and Construction**ZONING CASES – CONSENT**[19-0341; APPROVED]**

39. 19-264 A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 989, on the southeast corner of North St. Augustine Drive and Grady Lane
Recommendation of Staff and CPC: Approval, subject to a revised development plan and conditions
Z178-392(SM)
[19-0342; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 31126]
40. 19-265 A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1566 for a vehicle display, sales, and service use on property zoned Subdistrict 2 within Planned Development District No. 535, the C.F. Hawn Special Purpose District, with a D-1 Liquor Control Overlay, on the southwest line of C.F. Hawn Freeway, between Beacon Hill Circle
Recommendation of Staff and CPC: Approval for a three-year period with eligibility for automatic renewals for additional three-year periods, subject to conditions
Z189-101(CT)
[19-0343; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 31127]

ZONING CASES – INDIVIDUAL

41. 19-267 A public hearing to receive comments regarding an application for and **(1)** an ordinance granting an amendment to Tract 6 for LO-1(A) Limited Office District uses; and **(2)** an ordinance terminating Specific Use Permit No. 610 for a health center, on property zoned Tract 6 for LO-1(A) Limited Office District uses within Planned Development District No.508, on property bounded by Bickers Street, Holystone Street, and Greenleaf Street
Recommendation of Staff and CPC: Approval, subject to a revised conceptual plan, development plan, landscape plan, traffic management plan, and conditions; and approval of the termination of Specific Use Permit No. 610 for a health center use
Z178-260(SM)
[19-0344; HEARING OPEN; DEFERRED TO APRIL 10, 2019 BY COUNCILMEMBER NARVAEZ]

PUBLIC HEARINGS AND RELATED ACTIONS (continued)**Department of Sustainable Development and Construction** (continued)ZONING CASES – INDIVIDUAL (continued)

42. 19-268 A public hearing to receive comments regarding an application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District, on the east line of Abrams Road and the northwest line of Skillman Street
Recommendation of Staff: Approval, subject to deed restrictions volunteered by the applicant
Recommendation of CPC: Denial without prejudice
Z178-267(SM)
[19-0345; HEARING CLOSED; REMANDED TO THE CITY PLAN AND ZONING COMMISSION BY COUNCILMEMBER GATES]
43. 19-269 A public hearing to receive comments regarding an application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned an R-7.5(A) Single Family District, on the south side of Rhoda Lane, west of North Masters Drive
Recommendation of Staff and CPC: Denial without prejudice
Z178-294(CY)
[19-0346; HEARING CLOSED; DENIED WITH PREJUDICE BY COUNCILMEMBER CALLAHAN]
44. 19-270 A public hearing to receive comments regarding an application for the renewal of Specific Use Permit No. 2229 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the northeast corner of Great Trinity Forest Way and North Jim Miller Road
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: Denial without prejudice
Z178-377(PD)
[19-0347; HEARING CLOSED; DEFERRED TO APRIL 24, 2019 BY COUNCILMEMBER ATKINS]

PUBLIC HEARINGS AND RELATED ACTIONS (continued)**Department of Sustainable Development and Construction** (continued)ZONING CASES – INDIVIDUAL (continued)

45. 19-271 A public hearing to receive comments regarding an application for and **(1)** an ordinance granting a D-1 Liquor Control Overlay on a portion; **(2)** an ordinance granting a Planned Development District for Mixed Use District uses; and **(3)** an ordinance granting a Specific Use Permit for an alcoholic beverage establishment limited to a microbrewery, microdistillery, or winery on property zoned an MU-1 Mixed Use District and a CR-D Community Retail District with a D Liquor Control Overlay, on the northwest line of Garland Road, southwest of North Buckner Boulevard
Recommendation of Staff: Approval of a D-1 Liquor Control Overlay; approval of a Planned Development District for Mixed Use District uses, subject to a development plan, an elevation plan, and staff's recommended conditions; and, approval of a Specific Use Permit for a three-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions
Recommendation of CPC: Approval of a D-1 Liquor Control Overlay; approval of a Planned Development District for Mixed Use District uses, subject to a development plan, an elevation plan, and conditions; and, approval of a Specific Use Permit for a three-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions
Z178-382(JM)
[19-0348; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE NOS. 31128, 31129 AND 31130]
46. 19-266 A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a general merchandise or food store greater than 3,500 square feet on property zoned Subarea 1 within Planned Development District No. 316, the Jefferson Area Special Purpose District, on the south side of West Jefferson Boulevard, between South Bishop Avenue and South Adams Avenue
Recommendation of Staff and CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions
Z189-123(JM)
[19-0349; HEARING CLOSED; APPROVED AS AMENDED; ORDINANCE 31131]

PUBLIC HEARINGS AND RELATED ACTIONS (continued)**Department of Sustainable Development and Construction** (continued)ZONING CASES - UNDER ADVISEMENT – INDIVIDUAL

47. 19-66 A public hearing to receive comments regarding an application for and an ordinance granting an MF-2(A) Multifamily Subdistrict on property zoned a P(A) Parking Subdistrict within Planned Development No. 595, the South Dallas/Fair Park Special Purpose District, on the southwest side of Cleveland Street, north of South Lamar Street
Recommendation of Staff and CPC: Approval Z178-256(CY)
Note: This item was deferred by the City Council before opening the public hearing on December 12, 2018, and is scheduled for consideration on February 27, 2019
[19-0350; HEARING OPEN; DEFERRED TO APRIL 24, 2019 BY COUNCILMEMBER FELDER]
48. 19-205 A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a multifamily use on property zoned Planned Development District No. 407, on the east side of Boulder Drive, south of West Kiest Boulevard
Recommendation of Staff and CPC: Approval for a two-year period, subject to a site plan and conditions
Z178-380(CY)
Note: This item was deferred by the City Council before opening the public hearing on January 23, 2019, and is scheduled for consideration on February 27, 2019
[19-0351; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 31132]
49. 19-206 A public hearing to receive comments regarding an application for and an ordinance granting an IR Industrial Research District on property zoned a CS Community Service District and an MC-1 Multiple Commercial District, on the north line of East Northwest Highway, east of Shiloh Road
Recommendation of Staff and CPC: Approval Z178-385(AM)
Note: This item was deferred by the City Council before opening the public hearing on January 23, 2019, and is scheduled for consideration on February 27, 2019.
[19-0352; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 31133]

PUBLIC HEARINGS AND RELATED ACTIONS (continued)

BENEFIT ASSESSMENT HEARINGS

Department of Public Works

50. 19-81 A benefit assessment hearing to receive comments on street paving, drainage, water and wastewater main improvements for Street Group 12-465 which includes Meek Street from Carbondale Street to Brownsville Avenue and Hendricks Avenue from South Denley Drive to South Moore Street; and at the close of the hearing, authorize an ordinance levying benefit assessments; and a construction contract with Camino Construction, L.P., lowest responsible bidder of six - Not to exceed \$ 1,047,136.50 - Financing: 2012 Bond Funds (\$415,535.00), 2003 Bond Funds (\$294,488.50), Water Utilities Capital Improvement Funds (\$322,763.00), and Water Utilities Capital Construction Funds (\$14,350.00)
[19-0353; HEARING CLOSED; APPROVED; ORDINANCE 31134]

ADDITIONS:

Closed Session
[19-0354; HELD]

Attorney Briefings (Sec. 551.071 T.O.M.A.)
- E. Tobolowsky, deceased, Cause No. DC-18-17620
[BREIFED]

CONSENT ADDENDUM**Housing & Neighborhood Revitalization**

1. 19-316 Authorize **(1)** approval of the development plan as described in Exhibit A for the construction of 2 affordable houses by Confia Homes, L.L.C.; **(2)** the sale of 2 vacant lots as described in Exhibit A from the Dallas Housing Acquisition and Development Corporation to Confia Homes, L.L.C., subject to restrictive covenants and a right of reverter and execution of all necessary documents; and **(3)** execution of a release of lien for any non-tax liens on the 2 vacant lots that may have been filed by the City - Financing: No cost consideration to the City (see Fiscal Information)
[19-0355; APPROVED AS AN INDIVIDUAL ITEM]
2. 19-317 Authorize **(1)** approval of the development plan as described in Exhibit A for the construction of 15 affordable houses by Dallas Neighborhood Alliance for Habitat; **(2)** the sale of 15 vacant lots as described in Exhibit A from the Dallas Housing Acquisition and Development Corporation to Dallas Neighborhood Alliance for Habitat, subject to restrictive covenants and a right of reverter and execution of all necessary documents; and **(3)** execution of a release of lien for any non-tax liens on the 15 vacant lots that may have been filed by the City - Financing: No cost consideration to the City (see Fiscal Information)
[19-0356; APPROVED AS AN INDIVIDUAL ITEM]
3. 19-318 Authorize **(1)** approval of the development plan as described in Exhibit A for the construction of 20 affordable houses by Hedgestone Investments, LLC; **(2)** the sale of 20 vacant lots as described in Exhibit A from the Dallas Housing Acquisition and Development Corporation to Hedgestone Investments, LLC, subject to restrictive covenants and a right of reverter and execution of all necessary documents; and **(3)** execution of a release of lien for any non-tax liens on the 20 vacant lots that may have been filed by the City - Financing: No cost consideration to the City (see Fiscal Information)
[19-0357; APPROVED AS AN INDIVIDUAL ITEM]

CONSENT ADDENDUM (continued)**Housing & Neighborhood Revitalization** (continued)

4. 19-319 Authorize **(1)** approval of the development plan as described in Exhibit A for the construction of 12 affordable houses by Marcer Construction Company, LLC; **(2)** the sale of 12 vacant lots as described in Exhibit A from the Dallas Housing Acquisition and Development Corporation to Marcer Construction Company, LLC, subject to restrictive covenants and a right of reverter and execution of all necessary documents; and **(3)** execution of a release of lien for any non-tax liens on the 12 vacant lots that may have been filed by the City - Financing: No cost consideration to the City (see Fiscal Information)
[19-0358; APPROVED AS AN INDIVIDUAL ITEM]

5. 19-320 Authorize **(1)** approval of the development plan as described in Exhibit A for the construction of 2 affordable houses by PAD Enterprise, LLC; **(2)** the sale of 2 vacant lots as described in Exhibit A from the Dallas Housing Acquisition and Development Corporation to PAD Enterprise, LLC, subject to restrictive covenants and a right of reverter and execution of all necessary documents; and **(3)** execution of a release of lien for any non-tax liens on the 2 vacant lots that may have been filed by the City - Financing: No cost consideration to the City (see Fiscal Information)
[19-0359; APPROVED AS AN INDIVIDUAL ITEM]

6. 19-332 Authorize **(1)** a development loan agreement with 2400 Bryan Street, LLC or an affiliate thereof in an amount not to exceed \$13,026,943.00 (comprised of \$3,605,570.00 in HOME Investment Partnerships Program Funds, \$6,000,000.00 in Public/Private Partnership Funds, and \$3,421,373.00 of Community Development Block Grant Funds); **(2)** a conditional grant agreement with 2400 Bryan Street, LLC or an affiliate thereof for the development of a mixed-use and mixed-income multifamily residential development to be located at 2400 Bryan Street in an amount not to exceed \$973,057.00 in 2012 General Obligation Bond Funds; and **(3)** the City of Dallas Housing Finance Corporation to purchase and own the land and to enter into a long-term ground lease with 2400 Bryan Street, LLC - Total not to exceed \$14,000,000.00 - Financing: 2012 General Obligation Bond Funds (\$973,057.00), Community Development Block Grant Funds (\$3,421,373.00), HOME Investment Partnerships Program Funds (\$3,605,570.00), and Public/Private Partnership Funds (\$6,000,000.00)
[19-0360; APPROVED]

CONSENT ADDENDUM (continued)**Office of Economic Development**

7. 19-207 A resolution accepting the FY 2017-2018 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Three (Oak Cliff Gateway TIF District or District), submitted by the Oak Cliff Gateway TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[19-0361; APPROVED]
8. 19-208 A resolution accepting the FY 2017-2018 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Four (Cedars TIF District or District), submitted by the Cedars TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[19-0362; APPROVED]
9. 19-209 A resolution accepting the FY 2017-2018 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Five (City Center TIF District or District), submitted by the City Center TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[19-0363; APPROVED]
10. 19-210 A resolution accepting the FY 2017-2018 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Six (Farmers Market TIF District or District), submitted by the Farmers Market TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[19-0364; APPROVED]

CONSENT ADDENDUM (continued)**Office of Economic Development** (continued)

11. 19-211 A resolution accepting the FY 2017-2018 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Seven (Sports Arena TIF District or District), submitted by the Sports Arena TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[19-0365; APPROVED]
12. 19-212 A resolution accepting the FY 2017-2018 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eight (Design District TIF District or District), submitted by the Design District TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[19-0366; APPROVED]
13. 19-213 A resolution accepting the FY 2017-2018 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Nine (Vickery Meadow TIF District or District), submitted by the Vickery Meadow TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[19-0367; APPROVED]
14. 19-214 A resolution accepting the FY 2017-2018 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Ten (Southwestern Medical TIF District or District), submitted by the Southwestern Medical TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[19-0368; APPROVED]

CONSENT ADDENDUM (continued)**Office of Economic Development** (continued)

15. 19-215 A resolution accepting the FY 2017-2018 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eleven (Downtown Connection TIF District or District), submitted by the Downtown Connection TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[19-0369; APPROVED]
16. 19-216 A resolution accepting the FY 2017-2018 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twelve (Deep Ellum TIF District or District), and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[19-0370; APPROVED]
17. 19-217 A resolution accepting the FY 2017-2018 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Thirteen (Grand Park South TIF District or District), and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[19-0371; APPROVED]
18. 19-218 A resolution accepting the FY 2017-2018 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Fourteen (Skillman Corridor TIF District or District), submitted by the Skillman Corridor TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[19-0372; APPROVED]

CONSENT ADDENDUM (continued)**Office of Economic Development** (continued)

19. 19-219 A resolution accepting the FY 2017-2018 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Fifteen (Fort Worth Avenue TIF District or District), submitted by the Fort Worth Avenue TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[19-0373; APPROVED]
20. 19-220 A resolution accepting the FY 2017-2018 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Sixteen (Davis Garden TIF District or District), and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[19-0374; APPROVED]
21. 19-221 A resolution accepting the FY 2017-2018 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Seventeen (TOD TIF District or District), submitted by the TOD TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[19-0375; APPROVED]
22. 19-222 A resolution accepting the FY 2017-2018 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eighteen (Maple/Mockingbird TIF District or District), submitted by the Maple/Mockingbird TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[19-0376; APPROVED]

CONSENT ADDENDUM (continued)**Office of Economic Development** (continued)

23. 19-223 A resolution accepting the FY 2017-2018 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Nineteen (Cypress Waters TIF District or District), submitted by the Cypress Waters TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[19-0377; APPROVED]
24. 19-224 A resolution accepting the FY 2017-2018 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twenty (Mall Area Redevelopment TIF District or District), submitted by the Mall Area Redevelopment TIF District's Board of Directors, and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[19-0378; APPROVED]
25. 19-225 A resolution accepting the FY 2017-2018 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twenty-One (University TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[19-0379; APPROVED]

ITEMS FOR INDIVIDUAL CONSIDERATION**City Secretary's Office**

26. 19-311 A resolution authorizing **(1)** a joint election agreement and election services contract between the City of Dallas, Dallas County, and various other jurisdictions within Dallas County, for the conduct of a joint election to be held on Saturday, May 4, 2019, in an amount not to exceed \$670,317.74; **(2)** legal advertising in connection with the Saturday, May 4, 2019 General Election, in an amount not to exceed \$100,000.00; and **(3)** \$300.00 for translation services for publication and posting notices related to the election - Total not to exceed \$770,617.74 - Financing: General Fund
[19-0380; APPROVED]

ITEMS FOR INDIVIDUAL CONSIDERATION (continued)**City Secretary's Office** (continued)

27. 19-313 A resolution authorizing the Mayor to appoint an Ad Hoc City Council Canvassing Committee to review the returns of the May 4, 2019 general election and submit a canvass report to the full City Council on Wednesday, May 15, 2019 - Financing: No cost consideration to the City
[19-0381; APPROVED WITH CORRECTIONS]

Mayor and City Council Office

Note: This item will only be considered if a motion to reconsider is successful.

28. 19-340 Consideration of an ordinance amending Chapter 31 of the Dallas City Code to reinstate and continue in effect the Dallas juvenile curfew ordinance - Financing: No cost consideration to the City
[19-0382; APPROVED AS AMENDED; ORDINANCE 31135]

PUBLIC HEARINGS AND RELATED ACTIONS**Housing & Neighborhood Revitalization**

29. 19-325 A public hearing to receive comments regarding an application by Highpoint at Wynnewood, LP to the Texas Department of Housing and Community Affairs (TDHCA) for 2019 4% Non-Competitive Housing Tax Credits for the acquisition and redevelopment of the HighPoint at Wynnewood Apartments a 221-unit multifamily complex located at 1805 South Zang Boulevard; and at the close of the public hearing to: **(1)** adopt a Resolution of No Objection for Highpoint at Wynnewood, LP, or its affiliate, related to its application to TDHCA for the acquisition and redevelopment of HighPoint at Wynnewood Apartments; **(2)** adopt a Resolution of Support for Highpoint at Wynnewood, LP, or its affiliate, related to its application to TDHCA for 9% Competitive Housing Tax Credits for acquisition and redevelopment of the HighPoint at Wynnewood Apartments; and **(3)** authorize a line of credit in an amount not to exceed \$500.00 for the proposed development - Not to exceed \$500.00 - Financing Public/Private Partnership Funds
[19-0383; HEARING CLOSED; APPROVED]

PUBLIC HEARINGS AND RELATED ACTIONS (continued)**Housing & Neighborhood Revitalization** (continued)

30. 19-323 A public hearing to receive comments regarding an application by Northgate Preservation, L.P. to the Texas Department of Housing and Community Affairs (TDHCA) for 2019 4% Non-Competitive Housing Tax Credits for the acquisition and rehabilitation of the Northgate Village Apartments a 168-unit multifamily complex located at 12303 North Plano Road; and at the close of the public hearing, adopt a Resolution of No Objection for Northgate Preservation, L.P., or its affiliate, related to its application to TDHCA for the acquisition and rehabilitation of the Northgate Village Apartments - Financing: No cost consideration to the City
[19-0384; HEARING CLOSED; APPROVED]
31. 19-331 A public hearing to receive comments regarding an application by Palladium Redbird, Ltd. (PRL) to the Texas Department of Housing and Community Affairs (TDHCA) for 2019 4% Non-Competitive Housing Tax Credits for Palladium Redbird located at the intersection of West Camp Wisdom Road and South Westmoreland Road site of the former Red Bird Mall/Southwest Center Mall; and at the close of the public hearing **(1)** authorize a Resolution of No Objection for PRL or its affiliate, related to its application to TDHCA for the acquisition and new construction of improvements to be known as the Palladium Redbird; and **(2)** conditioned upon PRL receiving a 2019 4% Housing Tax Credit award and upon City Council's final adoption of the Community Development Block Grant (CDBG) Reprogramming Budget No. 1 on April 10, 2019, authorize **(a)** a development loan agreement in an amount not to exceed \$6,271,576.00 (comprised of \$2,696,300.00 in Community Development Block Grant Funds and \$3,575,276.00 of HOME Investment Partnerships Program Funds) with PRL or an affiliate thereof; **(b)** a conditional grant agreement in an amount not to exceed \$2,028,424.00 in 2012 General Obligation Bond Funds with a nonprofit entity; and **(c)** the City of Dallas Housing Finance Corporation to purchase and own the land, enter into a long-term ground lease with PRL, and take an ownership interest in PRL for the development of a mixed-income multifamily complex located at the intersection of West Camp Wisdom Road and South Westmoreland Road, site of the former Red Bird Mall/Southwest Center Mall - Total not to exceed \$8,300,000.00 - Financing: 2012 General Obligation Bond Funds (\$2,028,424.00), HOME Investment Partnerships Program Funds (\$3,575,276.00), and Community Development Block Grant Funds (\$2,696,300.00)
[19-0385; HEARING CLOSED; APPROVED]

PUBLIC HEARINGS AND RELATED ACTIONS (continued)**Housing & Neighborhood Revitalization** (continued)

32. 19-324 A public hearing to receive comments regarding an application by Steele Pythian LP to the Texas Department of Housing and Community Affairs (TDHCA) for 2019 4% Non-Competitive Housing Tax Credits for the proposed acquisition and rehabilitation of the Pythian Manor Apartments a 76-unit multifamily complex located at 2719 East Illinois Avenue; and at the close of the public hearing, adopt a Resolution of No Objection for Steele Pythian LP, or its affiliate, related to its application to TDHCA for the acquisition and rehabilitation of Pythian Manor Apartments - Financing: No cost consideration to the City
[19-0386; HEARING CLOSED; APPROVED]
33. 19-330 A public hearing to receive comments regarding an application by TX Casa View 2018, Ltd. (TCV) to the Texas Department of Housing and Community Affairs (TDHCA) for 2019 4% Non-Competitive Housing Tax Credits for the Estates at Shiloh Apartments located at 2649 Centerville Road and at the close of the public hearing **(1)** authorize a Resolution of No Objection for TCV or its affiliate, related to its application to TDHCA for the acquisition, rehabilitation of existing units, and new construction of improvements to be known as the Estates at Shiloh Apartments; and **(2)** conditioned upon TCV receiving a 2019 4% Housing Tax Credit award and upon City Council's final adoption of the Community Development Block Grant (CDBG) Reprogramming Budget No. 1 on April 10, 2019, authorize **(a)** a development loan agreement in an amount not to exceed \$3,801,000.00 of CDBG Funds with TCV or an affiliate thereof; **(b)** a conditional grant agreement in an amount not to exceed \$199,000.00 in 2012 General Obligation Bond Funds with a nonprofit entity; an **(c)** the City of Dallas Housing Finance Corporation to purchase and own the land, enter into a long-term ground lease with TCV, and take an ownership interest in TCV for the development of a mixed-income multifamily complex for seniors located at 2649 Centerville Road - Total not to exceed \$4,000,000.00 - Financing: 2012 General Obligation Bond Funds (\$199,000.00) and Community Development Block Grant Funds (\$3,801,000.00)
[19-0387; HEARING CLOSED; APPROVED]