

MINUTES OF THE DALLAS CITY COUNCIL  
WEDNESDAY, APRIL 10, 2019

19-0480

VOTING AGENDA MEETING  
CITY COUNCIL CHAMBER, CITY HALL  
MAYOR PRO TEM CASEY THOMAS, PRESIDING

PRESENT: [14] Thomas, Medrano, Griggs (\*2:16 p.m.), Arnold, Callahan, Narvaez, Felder (\*2:04 p.m.), Atkins (\*2:06 p.m.), Clayton (\*2:12 p.m.), McGough, Kleinman, Greyson, Gates, Kingston (\*2:07 p.m.)

ABSENT: [1] \*\*Rawlings

The meeting was called to order at 2:01 p.m. with a quorum of the city council present.

The invocation was given by Rabbi Ari Sunshine of Congregation Shearith Israel.

Councilmember McGough led the pledge of allegiance.

The meeting agenda, posted in accordance with Chapter 551, "OPEN MEETINGS," of the Texas Government Code, was presented.

The meeting recessed at 4:03 p.m. and reconvened to open session at 6:04 p.m. [\*Medrano (6:05 p.m.), \*Griggs (6:05 p.m.), \*Arnold (6:06 p.m.), \*Greyson (6:05 p.m.), \*Gates (6:05 p.m.)]

After all business properly brought before the city council had been considered, the city council adjourned at 8:23 p.m.

\_\_\_\_\_  
Presiding Officer

ATTEST:

\_\_\_\_\_  
City Secretary

\_\_\_\_\_  
Date Approved

The annotated agenda is attached to the minutes of this meeting as EXHIBIT A.

The actions taken on each matter considered by the city council are attached to the minutes of this meeting as EXHIBIT B.

Ordinances, resolutions, reports and other records pertaining to matters considered by the city council, are filed with the City Secretary as official public records and comprise EXHIBIT C to the minutes of this meeting.

\* **Indicates arrival time after meeting called to order/reconvened**

\*\* **Absent on city business per Section 4.11 (b)(1) of the City Council Rules of Procedure.**

MINUTES OF THE DALLAS CITY COUNCIL  
WEDNESDAY, APRIL 10, 2019

EXHIBIT A

MINUTES OF THE DALLAS CITY COUNCIL  
WEDNESDAY, APRIL 10, 2019

EXHIBIT B

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 10, 2019

19-0481

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: William Hopkins, 2011 Leath St. (handout provided)  
SUBJECT: FBI/West Dallas Land Bank

SPEAKER: Marilyn Butler, 3047 50<sup>th</sup> St. (handout provided)  
SUBJECT: Curbside parking overload

SPEAKER: Paul Stewart, 6260 Melody St.  
SUBJECT: Mold in apartment

SPEAKER: Marvin Crenshaw, 5134 S. Malcolm X Blvd.  
SUBJECT: Zionism

SPEAKER: James Paris, 100 Parkhouse St.  
SUBJECT: Right of Way Access Permit

**ADDITIONAL – OPEN MICROPHONE:**

There were no speakers under this category.

**OPEN MICROPHONE – END OF MEETING:**

SPEAKER: Steve Roberts, 7130 Gaston Ave.  
SUBJECT: Paid sick time  
REPRESENTING: North Texas DSA

SPEAKER: Lakoyla London, 3805 Olney Ct.  
SUBJECT: Prepared Place/DISD corruption

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 10, 2019

19-0482

Item 1: Approval of Minutes of the March 27, 2019 City Council Meeting

Councilmember Atkins moved to adopt the minutes as presented.

Motion seconded by Councilmember Narvaez and unanimously adopted. (\*\*Rawlings absent)

**\*\*Absent on “Official City Business” per Section 4.11 (b)(1) of the City Council Rules of Procedure.**

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 10, 2019

19-0483

CONSENT AGENDA

Prior to consideration of the consent agenda, the following registered speaker addressed the city council:

Thomas E. Hendricks, 9112 Coral Cove Dr. [Consent Agenda Item 2]

The consent agenda consisted of consent agenda items 2-51. There was no addendum addition consent agenda.

Councilmember Griggs requested consent agenda item 49 be considered as an individual item later in the meeting; there was no objection voiced by the city council.

Therefore, the consent agenda, consisting of consent agenda items 2-48, 50 and 51, was presented for consideration.

Councilmember Kingston moved to adopt all items on the consent agenda.

Motion seconded by Councilmember Atkins and unanimously adopted. (\*\*Rawlings absent)

**\*\*Absent on “Official City Business” per Section 4.11 (b)(1) of the City Council Rules of Procedure.**

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 10, 2019

19-0484

Item 2: Authorize **(1)** a resolution establishing the City of Dallas' commitment to the use of clean and efficient energy, the use of 100 percent renewable energy for municipal operations, and to sustain and promote renewable energy projects and partnerships that reduce environmental impacts for the benefit of Dallas residents and the region; and **(2)** the City Manager to determine the most advantageous proposal and enter into an electricity services contract consistent with the adopted City of Dallas Green Energy Policy - Financing: This action has no cost consideration to the City (see Fiscal Information for future potential costs)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 10, 2019

19-0485

Item 3: Authorize Supplemental Agreement No. 1 to the professional services contract with Brown & Hofmeister, L.L.P., for additional legal services in connection with the Board of Adjustment compliance proceedings regarding Jim's Car Wash - Not to exceed \$20,000.00, from \$50,000.00 to \$70,000.00 - Financing: Risk Management Funds

Adopted as part of the consent agenda.



OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 10, 2019

19-0486

Item 4: Authorize Supplemental Agreement No. 2 to the professional services contract with Ogletree, Deakins, Nash, Smoak & Stewart, P.C., for additional legal services in connection with the representation of the City of Dallas in the lawsuit styled Terrance Bass, et al. v. City of Dallas, Civil Action No. 3:17-CV-03330-C - Not to exceed \$50,000.00, from \$100,000.00 to \$150,000.00 - Financing: Risk Management Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 10, 2019

19-0487

Item 5: Authorize Supplemental Agreement No. 3 to the professional services contract with Moses, Palmer & Howell, L.L.P., for additional legal services to the City of Dallas in the lawsuit styled Trinity East Energy, LLC v. City of Dallas, Texas, Cause No. DC-14-01443 - Not to exceed \$275,000.00, from \$300,000.00 to \$575,000.00 - Financing: Risk Management Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 10, 2019

19-0488

Item 6: Authorize a professional services contract with M. Arthur Gensler Jr. & Associates, Inc. to provide architectural and engineering design and construction administration services for the new Transportation Network Center on the first floor of Garage A at Dallas Love Field - Not to exceed \$195,000.00 - Financing: Aviation Capital Construction Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 10, 2019

19-0489

Item 7: Authorize **(1)** a construction contract for the Rehabilitation of Taxiway Bravo Phases III and IV Project at Dallas Love Field - Austin Bridge and Road, L.P., lowest responsible bidder of two; and **(2)** an increase in appropriations in an amount not to exceed \$6,000,000.00 in the Aviation Passenger Facility Charge - Near Term Projects Fund - Not to exceed \$28,092,994.35 - Financing: Aviation Passenger Facility Charge - Near Term Projects Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 10, 2019

19-0490

Item 8: Authorize Supplemental Agreement No. 5 to the professional services contract with M. Arthur Gensler Jr. & Associates, Inc. to provide design engineering and construction administration services for the next phase of major maintenance and repairs to Garages A and B at Dallas Love Field - Not to exceed \$221,700.00, from \$1,087,452.00 to \$1,309,152.00 - Financing: Aviation Capital Construction Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 10, 2019

19-0491

Item 9: Authorize Supplemental Agreement No. 5 to the professional services contract with Alliance Geotechnical Group, Inc. to provide construction materials testing services for the Rehabilitation of Taxiway Bravo Phases III and IV Project at Dallas Love Field - Not to exceed \$551,399.26, from \$949,600.65 to \$1,500,999.91 - Financing: Aviation Passenger Facility Charge - Near Term Projects Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 10, 2019

19-0492

Item 10: Authorize Supplemental Agreement No. 10 to the professional services contract with Garver, LLC to provide full time on-site construction administration and construction observation services for the Rehabilitation of Taxiway Bravo Phases III and IV at Dallas Love Field - Not to exceed \$1,733,600.00, from \$9,078,199.00 to \$10,811,799.00 - Financing: Aviation Passenger Facility Charge - Near Term Projects Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 10, 2019

19-0493

Item 11: Authorize a professional services contract with Bridgefarmer & Associates, Inc. for the engineering design of a thoroughfare improvement project on South Ewing Avenue from Interstate Highway-35E to East Clarendon Drive - Not to exceed \$883,331.78 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) (\$860,711.78) and Water Utilities Capital Improvement Funds (\$22,620.00)

Adopted as part of the consent agenda.



OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 10, 2019

19-0494

Item 12: Authorize a professional services contract with Arredondo, Zepeda & Brunz, LLC for the engineering design of Ridgecrest Road from Holly Hill Drive to SoPac Trail East of Eastridge Drive - Not to exceed \$573,691.85 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) (\$498,466.85) and Water Utilities Capital Improvement Funds (\$75,225.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 10, 2019

19-0495

Item 13: Authorize a professional services contract with Dikita Enterprises, Inc. for the engineering design of Alley Reconstruction Group 17-8004 (list attached to the Agenda Information Sheet) - Not to exceed \$166,629.38 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) (\$142,629.38) and Wastewater Capital Improvement Fund (\$24,000.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 10, 2019

19-0496

Item 14: Authorize a professional services contract with Arredondo, Zepeda & Brunz, LLC for the engineering design of Street Reconstruction Group 17-1105 (list attached to the Agenda Information Sheet) - Not to exceed \$174,170.60 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) (\$135,825.60) and Water Utilities Capital Improvement Funds (\$38,345.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 10, 2019

19-0497

Item 15: Authorize a professional services contract with EJES, Inc. for the engineering design of Street Reconstruction Group 17-1404 (list attached to the Agenda Information Sheet) - Not to exceed \$76,091.90 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) (\$62,821.19) and Water Utilities Capital Improvement Funds (\$13,270.71)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 10, 2019

19-0498

Item 16: Authorize a professional services contract with IMS Engineers, Inc. for the engineering design of Street Reconstruction Group 17-1406 (list attached to the Agenda Information Sheet) - Not to exceed \$210,063.30 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) (\$172,754.30) and Water Utilities Capital Improvement Funds (\$37,309.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 10, 2019

19-0499

Item 17: Authorize a design-build services contract with Harrison, Walker & Harper, L.P. for the design and pre-construction services, an early construction package, and architectural and engineering services for the design and construction of the new replacement Fire Station Number 46 to be located at 331 East Camp Wisdom Road - Not to exceed \$616,065.00 - Financing: Public Safety (G) Fund (2017 Bond Funds)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 10, 2019

19-0500

Item 18: Authorize a construction contract to provide construction services for the 2019 Slurry Seal and Polymer Modified Micro-Surfacing Contract - Viking Construction, Inc., lowest responsible bidder of two - Not to exceed \$15,139,688.70 - Financing: General Fund (\$10,175,000.00) and Resurfacing and Reconstruction Improvements Fund (\$4,964,688.70) (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 10, 2019

19-0501

Item 19: Authorize an increase in the construction services contract with E -MC Electrical, Inc. for additional fire alarm installation and equipment at Dallas City Hall located at 1500 Marilla Street - Not to exceed \$113,966.75, from \$2,075,000.00 to \$2,188,966.75 - Financing: City Hall, City Service and Maintenance Facilities Fund (2006 Bond Funds)

Adopted as part of the consent agenda.



OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 10, 2019

19-0502

Item 20: Authorize an increase in the construction services contract with Camino Construction, L.P. to relocate the proposed waterline in the same trench as the existing waterline in the alley between Manana Drive and Park Lane from Larga Drive to Marsh Lane; and to adjust a wastewater manhole in the alley between Hurley Way and Lenel Place from Williamsburg Road to "T" alley south of Walnut Hill Lane - Not to exceed \$305,863.42, from \$2,044,928.00 to \$2,350,791.42 - Financing: Water Utilities Capital Improvement Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 10, 2019

19-0503

Item 21: Authorize Supplemental Agreement No. 1 to the contract with Fomento de Construcciones y Contratas, S.A. dba FCC, S.A. for operation and management of the City's materials recovery facility (MRF) to (1) extend the primary contract term from 15 years to a period of 15 years, plus a period equal to a temporary adjusted host fee period (3 years, with two additional 1-year extension options); (2) allow for a temporary adjustment to a portion of the host fees for non-city single-stream recycling tonnage processed at the MRF above contractually guaranteed tons, for a period of three years, with two 1-year renewal options; and (3) provide for a Clean Material host fee to be applied to clean pre-segregated material processed at the MRF for a period of three years, with annual extension options for the term of the contract – Estimated Revenue: \$2,010,000.00 (over the extended three-year term)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 10, 2019

19-0504

Item 22: Authorize **(1)** the quitclaim of 422 North Denley Drive 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: \$30,000.00 (see Fiscal Information)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 10, 2019

19-0505

Item 23: Authorize acquisition from Wayne Williams and Evelyn Williams, of a total of approximately 612,536 square feet of land located in Kaufman County for the Lake Tawakoni 144-inch Transmission Pipeline Project - Not to exceed \$321,116.00 (\$318,116.00, plus closing costs and title expenses not to exceed \$3,000.00) - Financing: Water Construction Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 10, 2019

19-0506

Item 24: A resolution **(1)** rejecting the high bid received from Mercy Presbyterian Church of \$2,400,000.00 for approximately 150,702 square feet of unwanted and unneeded City-owned land, located near the intersection of Forest and Quincy Lanes, and authorizing its advertisement for sale by public auction; **(2)** establishing a reserve and a contingency to close for the auctioned surplus property; and **(3)** authorizing a Purchase and Sale Agreement to be prepared for the auctioned surplus property receiving the highest qualified bid that meets or exceeds the reserve amount - Revenue: TBD

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 10, 2019

19-0507

Item 25: An ordinance granting a private license to GPIF 2401 CS LLC, for the use of a total of approximately 1,866 square feet of land to occupy, maintain and utilize five trees, pavers, landscaping and irrigation system, seventeen tree lights, wall uplighting, barrier wall and garage vent on portions of Cedar Springs Road and Maple Avenue rights-of-way, near its intersection - Revenue: \$4,314.00 annually and a \$700.00 one-time fee, plus the \$20.00 ordinance publication fee

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 31154

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 10, 2019

19-0508

Item 26: An ordinance granting a private license to GUGV Victory Park Dallas Property Owning, LLC, for the use of a total of approximately 378 square feet of land to maintain, occupy and utilize a sidewalk café and four planters on a portion of Houston Street right-of-way located near its intersection with Payne Street - Revenue: \$200.00 annually and a \$100.00 one-time fee, plus the \$20.00 ordinance publication fee

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 31155

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 10, 2019

19-0509

Item 27: An ordinance abandoning a portion of Pacific Avenue to 4100 Commerce, LP, the abutting owner, containing approximately 1,739 square feet of land, located near the intersection of Commerce Street and Parry Avenue; and authorizing the quitclaim - Revenue: \$34,780.00, plus the \$20.00 ordinance publication fee

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 31156



OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 10, 2019

19-0510

Item 28: An ordinance amending Ordinance No. 31058, previously approved on December 12, 2018, which abandoned a portion of Matilda Street and street corner clip, located near the intersection of Matilda Street and Lovers Lane to Lincoln LAG Ltd. to alter Section 12 to revise the square footage of the water easement area from approximately 8,702 square feet of land to approximately 6,942 square feet of land and delete Exhibit C and substitute a new Exhibit C - Revenue: \$5,400.00, plus the \$20.00 ordinance publication fee

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 31157

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 10, 2019

19-0511

Item 29: Authorize an amendment to an existing lease agreement with Towne Square Market LP to (1) extend the lease agreement for an additional three-years for approximately 8,100 square feet of office space located at 3312 North Buckner Boulevard, Suites 124 and 130, for the period June 1, 2019 through May 31, 2022; and (2) amend Sections VI and IX of the lease agreement to provide clarification of permitted use and intention for continued use as a Women, Infants and Children Clinic - Not to exceed \$389,205.00 - Financing: Department of State Health Services Grant Funds (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 10, 2019

19-0512

Item 30: Authorize an increase in the purchase price for the acquisition from Cox Commercial Development, Ltd., a permanent easement of approximately 2,942 square feet of land and a temporary working space easement of approximately 10,553 square feet of land located in Dallas County, Texas for the Elm Fork Water Transmission Main Project - Not to exceed \$14,273.00, increased from \$12,592.00 to \$26,865.00 (\$25,665.00, plus closing costs and title expenses not to exceed \$1,200.00) - Financing: Water Construction and Improvement Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 10, 2019

19-0513

Item 31: Authorize a boundary adjustment agreement with the City of Irving on properties located **(1)** on the northeast corner of South Northlake Road and Bluegill Bay Road; and **(2)** east of South Northlake Road, south of Belt Line Road to allow more efficient development and delivery of city services - Financing: This action has no cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 10, 2019

19-0514

Item 32: Authorize amendments to the 2019 City Calendar to **(1)** cancel the May 1, 2019, City Council briefing meeting; and **(2)** change the location for the August 14, 2019, off-site City Council agenda meeting from Bachman Lake Branch Library to Lake Highlands Recreation Center - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 10, 2019

19-0515

Item 33: Authorize **(1)** the acceptance of four grants from the Texas Commission on the Arts (Grant Nos. 19-44179, 19-44363, 19-44373, 19-44361) in an amount not to exceed \$32,000.00 to provide cultural services for the period September 1, 2018 through August 31, 2019; **(2)** a local 1:1 match in the amount of \$32,000.00; **(3)** the receipt and deposit of funds in an amount not to exceed \$32,000.00 in the Texas Commission on the Arts-Arts Create Grant 18-19 Fund; **(4)** the establishment of appropriations in an amount not to exceed \$32,000.00 in the Texas Commission on the Arts-Arts Create Grant 18-19 Fund; and **(5)** the execution of the grant agreements and all terms, conditions, and documents required by the grant agreements - Total not to exceed \$64,000.00 - Financing: Texas Commission on the Arts Grant Funds (\$32,000.00) and General Fund (\$32,000.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 10, 2019

19-0516

Item 34: Authorize an amendment to Resolution No. 18-1692, previously approved on November 28, 2018, to: **(1)** revise the term of the assignment to PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas as recipient grantee in place of the City of Dallas, to begin April 1, 2019, instead of December 1, 2018, and end September 30, 2019 for the Continuum of Care Grant (“CoC Grant”) (Grant No. TX0236L6T001709 and CFDA No. 14.267) in an amount not to exceed \$718,103.00 from the U.S. Department of Housing and Urban Development for the City of Dallas’ Gateway to Permanent Supportive Housing Project (“Project”), to provide project-based rental assistance and case management for single chronically homeless persons; and **(2)** increase the local cash match from the City of Dallas for the CoC Grant for the Project, by \$49,697.00, from \$29,921.00 to \$79,618.00 and decrease the matching contribution from the local partner agencies by \$49,697.00, from \$149,605.00 to \$99,908.00 - Not to exceed \$49,697.00 - Financing: General Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 10, 2019

19-0517

Item 35: Authorize a three-year service price agreement for grounds maintenance for Water Utilities Department facilities and lots - Good Earth Corporation in an estimated amount of \$1,883,300.00 and Gardner's Touch Lawn Care, LLC in an estimated amount of \$887,754.40, lowest responsive bidders of four - Total estimated amount of \$2,771,054.40 - Financing: Dallas Water Utilities Fund

Adopted as part of the consent agenda.



OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 10, 2019

19-0518

Item 36: Authorize a five-year service contract, with a one-year renewal option, for licenses, training, maintenance, and support of a vendor hosted short -term rental and hotel occupancy tax system - MUNIRevs Inc. dba LODGINGRevs, most advantageous proposer of four - Not to exceed \$495,000 - Financing: Convention Center Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 10, 2019

19-0519

Item 37: Authorize (1) a fifty-eight month service contract for online criminal activity database services for the Police Department in the amount of \$372,548.24 - LexisNexis Risk Solutions, sole source; and (2) Supplemental Agreement No. 2 to extend the service contract with LexisNexis Claims Solutions for an online resident incident reporting portal for the Police Department in the amount of \$487,200.00 from February 28, 2019 to December 31, 2023 - Total not to exceed \$859,748.24 - Financing: Data Services Fund (\$372,548.24) and Confiscated Monies - State Fund (\$487,200.00) (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 10, 2019

19-0520

Item 38: Authorize a three-year master agreement for the purchase of laboratory supplies and equipment - Taylor Distribution Group, LLC in an estimated amount of \$3,439,031.37, Hach Company in an estimated amount of \$1,209,494.00, Fox Scientific, Inc. in an estimated amount of \$642,979.00, and Horizon Technology, Inc. in an estimated amount of \$ 53,000.00, lowest responsible bidders of six - Total estimated amount of \$5,344,504.37 - Financing: General Fund (\$262,900.00), Dallas Water Utilities Fund (\$5,019,104.37), Aviation Fund (\$60,000.00), and Sanitation Services Fund (\$2,500.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 10, 2019

19-0521

Item 39: Authorize a three-year master agreement for animal identification microchips for the Department of Dallas Animal Services - Pethealth Services USA, Inc., lowest responsible bidder of five - Estimated amount of \$146,250 - Financing: General Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 10, 2019

19-0522

Item 40: Authorize a Project Specific Agreement with Dallas County, County Transportation Major Capital Improvement Projects 40227, for trail design and construction of the FM 1382 Sidepath Trail from Camp Wisdom Road to Mansfield Road - Financing: This item has no cost consideration to the City (see Fiscal Information for future estimated costs)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 10, 2019

19-0523

Item 41: Authorize a professional services contract with RJN Group, Inc. for the engineering design of Erosion Control Contract No. A (list attached to the Agenda Information Sheet) - Not to exceed \$573,981.38 - Financing: Flood Control (D) Fund (2017 Bond Funds)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 10, 2019

19-0524

Item 42: Authorize a professional services contract with Gresham Smith for the engineering design of Erosion Control Contract No. B (list attached to the Agenda Information Sheet) - Not to exceed \$635,394.30 - Financing: Flood Control (D) Fund (2017 Bond Funds)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 10, 2019

19-0525

Item 43: Authorize a professional services contract with AECOM Technical Services, Inc. for the engineering design of Erosion Control Contract No.1 (list attached to the Agenda Information Sheet) - Not to exceed \$232,422.39 - Financing: Storm Drainage Management Capital Construction Fund

Adopted as part of the consent agenda.



OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 10, 2019

19-0526

Item 44: Authorize a professional services contract with LIM & Associates, Inc. for the engineering design of Erosion Control Contract No. 3 (list attached to the Agenda Information Sheet) - Not to exceed \$256,000.00 - Financing: Storm Drainage Management Capital Construction Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 10, 2019

19-0527

Item 45: Authorize a professional services contract with IEA, Inc. for the engineering design of Erosion Control Contract No. 4 (list attached to the Agenda Information Sheet) - Not to exceed \$161,867.50 - Financing: Storm Drainage Management Capital Construction Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 10, 2019

19-0528

Item 46: Authorize a construction contract for the Elm Fork Water Treatment Plant Lagoon Cleaning - Merrell Bros., Inc., lowest responsible bidder of four - Not to exceed \$12,946,224.00 - Financing: Water Utilities Capital Improvement Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 10, 2019

19-0529

Note: Agenda Item Nos. 47 and 48 must be considered collectively.

Item 47: Authorize Supplemental Agreement No. 1 to the design-build contract with Eagle Contracting L.P. for the replacement of the Walnut Hill Pump Station located within the City of Dallas water distribution system - Not to exceed \$13,854,111.45, from \$575,192.00 to \$14,429,303.45 - Financing: Water Utilities Capital Improvement Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 10, 2019

19-0530

Note: Agenda Item Nos. 47 and 48 must be considered collectively.

Item 48: Authorize Supplemental Agreement No. 2 to the professional services contract with Nathan D. Maier Consulting Engineers, Inc. to provide additional engineering services associated with improvements to the Walnut Hill Pump Station facility - Not to exceed \$454,972.00, from \$1,900,991.00 to \$2,355,963.00 - Financing: Water Utilities Capital Improvement Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 10, 2019

19-0531

Item 49: Authorize the **(1)** establishment of appropriations in the amount of \$7,091,014.00 in the IH30 Construction Fund; **(2)** transfer of funds in the amount up to \$7,091,014.00 from the General Capital Reserve Fund to the IH30 Construction Fund; and **(3)** payment to Texas Department of Transportation for additional costs associated with the construction of the bicycle and pedestrian components of the Margaret McDermott (IH30) Bridge over the Trinity Floodway in an amount up to \$7,094,014.00 - Financing: IH30 Construction Fund

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 Kleinman moved to adopt the item.

Motion seconded by Councilmember Atkins.

Councilmember Griggs moved a substitute motion that prior to the establishment of appropriations in the amount of \$7,091,014.00 and prior to the transfer of funds, we ask the Trinity Park Conservancy for \$7,091,014.00 to cover this cost.

Substitute motion seconded by Councilmember Kingston.

During discussion, Councilmember Kleinman asked Councilmember Griggs if he would accept a friendly amendment that city staff inquire if the Coalition for a New Dallas would split half the cost of the repairs with the Trinity Park Conservancy.

Councilmember Griggs did not accept Councilmember Kleinman's friendly amendment.

At 3:13 p.m., Presiding Officer Thomas announced the closed session of the city council authorized by Chapter 551, "OPEN MEETINGS," of the (Texas Open Meetings Act) to discuss this item under Consultations with Attorney (Sec. 551.071 Texas Open Meetings Act).

Presiding Officer Thomas reconvened to open session at 3:30 p.m.

After further discussion, Councilmember Gates asked Councilmember Griggs if he would accept a friendly amendment that within 48 hours city staff sends a formal letter of request to the Trinity Park Conservancy; with a response from the Trinity Park Conservancy to be received no later than a week from the request.

Councilmember Griggs accepted Councilmember Gates' friendly amendment, as part of his motion.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

19-0531

Page 2

After discussion, Presiding Officer Thomas called a record vote on Councilmember Griggs' amended substitute motion:

Voting Yes: [10] Thomas, Medrano Griggs, Arnold, Narvaez,  
Felder, Atkins, Clayton, Greyson, Kingston

Voting No: [4] Callahan, McGough, Kleinman, Gates

Absent: [1] \*\*Rawlings

The city secretary declared the item unanimously amended.

**\*\*Absent on "Official City Business" per Section 4.11 (b)(1) of the City Council Rules of Procedure.**

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 10, 2019

19-0532

Item 50: Authorize the **(1)** rejection of bids received for the installation of water and wastewater mains at various locations; and **(2)** re-advertisement for new bids -  
Financing: No cost consideration to the City

Adopted as part of the consent agenda.



OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 10, 2019

19-0533

Item 51: Ordinances authorizing the issuance and sale of City of Dallas, Texas Waterworks and Sewer System Revenue Bonds, Series 2019A, in the amount of \$22,000,000.00, and City of Dallas, Texas Waterworks and Sewer System Revenue Bonds, Series 2019B, in the amount of \$44,000,000.00, to the Texas Water Development Board; approving the execution of the agreements in connection with the sale of the bonds; and all other matters related thereto - Not to exceed \$238,320.00 - Financing: Water Utilities Fund

Adopted as part of the consent agenda.

Assigned ORDINANCE NOS. 31158 AND 31159

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 10, 2019

19-0534

Item 52: 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 city secretary distributed a report showing nominations received and indicated the nominees met qualifications for service with the terms for appointment for the 2017-2019 term.

The city secretary announced ballots would be distributed to allow the casting of votes on the appointment to the Civil Service Board [Position 4], as two (2) nominees were submitted: Glynn E. Newman and Shana Hope Khader.

In order to allow the city secretary's office time to calculate the results of the balloting, the ballot results were held to later in the meeting.

Later in the meeting, the city secretary announced the following individual received the majority of ballot votes cast and was therefore appointed to the Civil Service Board [Position 4] by acclamation:

Shana Hope Khader

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

**19-5830 CSB CIVIL SERVICE BOARD**

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 10, 2019

19-0535

Item 53: Authorize a development agreement with 1412 Main Street, LLC (“Developer”) and/or its affiliates in an amount not to exceed \$2,247,605.00, payable from future City Center TIF District Funds, in consideration of the Adolphus Tower Project (“Project”) on property currently addressed at 1412 Main Street in Tax Increment Financing Reinvestment Zone Number Five (City Center TIF District) - Not to exceed \$2,247,605.00 - Financing: City Center TIF District Funds (subject to future appropriations from tax increments)

Councilmember Atkins moved to adopt the item.

Motion seconded by Councilmember Kingston.

After discussion, Presiding Officer Thomas called a vote and declared the item unanimously adopted. (\*\*Rawlings absent)

**\*\*Absent on “Official City Business” per Section 4.11 (b)(1) of the City Council Rules of Procedure.**

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 10, 2019

19-0536

Item 54: Authorize a development agreement with 3309 Elm TIF, Inc. (“Developer”) and/or its affiliates in an amount not to exceed \$3,000,000.00, payable from future Deep Ellum TIF District Funds, in consideration of the Continental Gin Redevelopment Project (“Project”) on property currently addressed at 3309 Elm Street in Tax Increment Financing Reinvestment Zone Number Twelve (Deep Ellum TIF District) - Not to exceed \$3,000,000.00 - Financing: Deep Ellum TIF District Funds (subject to future appropriations from tax increments)

Councilmember Atkins moved to adopt the item.

Motion seconded by Deputy Mayor Pro Tem Medrano and unanimously adopted. (\*\*Rawlings absent)

**\*\*Absent on “Official City Business” per Section 4.11 (b)(1) of the City Council Rules of Procedure.**

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 10, 2019

19-0537

The consent zoning docket consisted of agenda items 55-61

Agenda item 55: Zoning Case Z167-347(PD)  
Agenda item 56: Zoning Case Z178-316(CY)  
Agenda item 57: Zoning Case Z189-107(SM)  
Agenda item 58: Zoning Case Z189-130(SM)  
Agenda item 59: Zoning Case Z189-146(CY)  
Agenda item 60: Zoning Case Z189-147(CY)  
Agenda item 61: Zoning Case Z189-160(SM)

Agenda items 55 - 61 were removed from the consent zoning docket to be considered as individual hearings.

Therefore, there was no consent zoning docket, to present for consideration.

No further action was taken.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 10, 2019

19-0538

Item 55: Zoning Case Z167-347(PD) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a child-care facility on property zoned a Residential Transition District (RTN) within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District, generally bounded by North Madison Avenue, Ballard Avenue, Elsbeth Avenue and Neches 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 site plan, a traffic management plan, and conditions.

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

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

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

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

Peter Kavanaugh, 1620 Handly Dr., representing Child Care Group of Dallas

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

- Removal of the designation of child-care staff and visitor parking in the parking lot abutting Neches Street;
- Removal of the arrow to enter the property from east bound Neches Street. The entrance to the parking lot on Neches Street is from the west bound lane coming from Elsbeth Avenue;
- Add a note to prohibit queuing on the new driveway in front of the school; and
- Emphasize the exit route from parking lot onto Madison Avenue.

and pass the ordinance.

Motion seconded by Councilmember Kingston and unanimously amended. (\*\*Rawlings absent)

Assigned ORDINANCE NO. 31160

**\*\*Absent on "Official City Business" per Section 4.11 (b)(1) of the City Council Rules of Procedure.**

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 10, 2019

19-0539

Item 56: Zoning Case Z178-316(CY) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for (1) an ordinance granting a new subdistrict to allow for single family uses on property zoned Subdistrict 6 within Planned Development District No. 830 and a portion of Planned Development District No. 450; (2) an ordinance granting an amendment to reduce Planned Development District No. 450; and (3) an amendment to the development plan and landscape plan for a public school use on property zoned Planned Development District No. 450, on the northeast corner of West Davis Street and North Plymouth Road

Recommendation of Staff: Approval, subject to a conceptual plan and staff's recommended conditions; approval of an amendment to reduce Planned Development District No. 450; and approval of a revised development plan and revised landscape plan for a public school use.

Recommendation of CPC: Approval, subject to a conceptual plan and conditions; approval of an amendment to reduce Planned Development District No. 450; and approval of a revised development plan and revised landscape plan for a public school use.

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

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

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

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

Rob Baldwin, 3904 Elm St., representing David Weekly Homes

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

- Street cross section dimensions for the proposed public road shown on the Subdistrict 6B conceptual plan along the eastern boundary of the subdistrict are to be determined based on standard roadway sections with traffic control operations determined at engineering plans review; and
- All sidewalks and pedestrian pathways must remain clear of obstruction during construction.

and pass the ordinance.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

19-0539

Page 2

Motion seconded by Councilmember Kingston and unanimously amended. (\*\*Rawlings absent)

Assigned ORDINANCE NO. 31161

**\*\*Absent on “Official City Business” per Section 4.11 (b)(1) of the City Council Rules of Procedure.**



OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 10, 2019

19-0540

Item 57: Zoning Case Z189-107(SM) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2076 for an inside commercial amusement limited to a live music venue and a dance hall on property zoned Tract A in Planned Development District No. 269, the Deep Ellum/Near East Side District, on the north line of Canton Street, west of Crowdus Street

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

Deputy Mayor Pro Tem Medrano requested the item be considered as an individual hearing later in the meeting, there was no objection voiced to the request.

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

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 hearing, accept the recommendation of the city plan commission with the following change:

- The Specific Use Permit (SUP) expires five years from the passage of this ordinance and is eligible for an automatic renewal for additional five-year periods.

and pass the ordinance.

Motion seconded by Councilmember Kingston and unanimously amended. (\*\*Rawlings absent)

Assigned ORDINANCE NO. 31162

**\*\*Absent on "Official City Business" per Section 4.11 (b)(1) of the City Council Rules of Procedure.**

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 10, 2019

19-0541

Item 58: Zoning Case Z189-130(SM) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting a new tract for a community, welfare, or health center use and child-care facility use, on property zoned Tract I, Subarea 1 within Planned Development District No. 65, on the southeast line of Holly Hill Drive, between Ridgecrest Road and Phoenix Drive

Recommendation of Staff and CPC: Approval, subject to a revised Exhibit 65B development plan for Tract III and conditions.

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

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

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

Councilmember Gates moved to close the public hearing, accept the recommendation of the city plan commission and pass the ordinance.

Motion seconded by Councilmember Atkins and unanimously adopted. (\*\*Rawlings absent)

Assigned ORDINANCE NO. 31163

**\*\*Absent on "Official City Business" per Section 4.11 (b)(1) of the City Council Rules of Procedure.**

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 10, 2019

19-0542

Item 59: Zoning Case Z189-146(CY) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2009 for an attached projecting non-premise district activity videoboard sign on property zoned Planned Development District No. 619, on the southeast corner of Commerce Street and Lane Street

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

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

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

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

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

Curtis Cogburn, 1201 Main St., representing OUTFRONT Media  
Bill McKnight, 1505 Elm St.  
John Tatum, 6617 Northaven Rd., representing Dalpark Partners LTD

Councilmember Kingston moved to deny the item.

Motion was seconded by Councilmember Greyson.

During discussion and at the request of Councilmember Gates, the following individual addressed the city council on the item:

Kourtney Garrett, 1111 S. Canterbury Ct., representing Downtown Dallas Inc.

After discussion, Presiding Officer Thomas called a record vote on Councilmember Kingston's motion to deny:

Voting Yes: [3 4] Griggs, Clayton, \*Greyson, Kingston

Voting No: [~~4~~ 10] Thomas, Medrano, Arnold, Callahan, Narvaez, Felder, Atkins, McGough, Kleinman, \*~~Greyson~~, Gates

Absent: [1] \*\*Rawlings

The city secretary declared the motion failed.

\*Note: Councilmember Greyson stated she voted in error and requested the record reflect her vote as "Yes."

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

19-0542

Page 2

Councilmember Kingston move to close the public hearing, accept the recommendation of the city plan commission and pass the ordinance.

Motion seconded by Councilmember Griggs.

Presiding Officer Thomas called a record vote on Councilmember Kingston's motion:

Voting Yes: [12] Thomas, Medrano, Griggs, Arnold, Callahan,  
Narvaez, Felder, Atkins, Clayton, McGough,  
Kleinman, Gates

Voting No: [2] Greyson, Kingston

Absent: [1] \*\*Rawlings

The city secretary declared the motion adopted.

Assigned ORDINANCE NO. 31164

**\*\*Absent on "Official City Business" per Section 4.11 (b)(1) of the City Council Rules of Procedure.**

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 10, 2019

19-0543

Item 60: Zoning Case Z189-147(CY) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2008 for an attached projecting non-premise district activity videoboard sign on property zoned Planned Development District No. 619, on the southwest corner of Commerce Street and South Ervay Street

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

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

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

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

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

Curtis Cogburn, 1201 Main St., representing OUTFRONT Media

Councilmember Kingston moved to close the public hearing, accept the recommendation of the city plan commission and pass the ordinance.

Motion was seconded by Councilmember Narvaez.

Presiding Officer Thomas called a vote and declared the item adopted on a divided vote with Councilmembers Greyson and Kingston voting "No." (\*\*Rawlings absent)

Assigned ORDINANCE NO. 31165

**\*\*Absent on "Official City Business" per Section 4.11 (b)(1) of the City Council Rules of Procedure.**

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 10, 2019

19-0544

Item 61: Zoning Case Z189-160(SM) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2221 for a tattoo studio on property zoned Subdistrict 1A within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, on the south line of Levee Street, between Manufacturing Street and Express Street

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

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

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

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

Councilmember Narvaez moved to close the public hearing, accept the recommendation of the city plan commission and pass the ordinance.

Motion was seconded by Councilmember Atkins.

Presiding Officer Thomas called a vote and declared the item adopted on a divided vote with Councilmember Callahan voting "No." (\*\*Rawlings absent)

Assigned ORDINANCE NO. 31166

**\*\*Absent on "Official City Business" per Section 4.11 (b)(1) of the City Council Rules of Procedure.**

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 10, 2019

19-0545

ZONING CASES – INDIVIDUAL

Item 62: Zoning Case Z178-121(JM)

A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for IR Industrial Research District uses plus a community resource campus on property zoned an IR Industrial Research District, on the west side of North Stemmons Freeway, south of Regal Row and at the northeast corner of Empress Row and Viceroy Drive

Recommendation of Staff: Approval, subject to a conceptual plan and staff 's recommended conditions.

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

Deleted on the addendum.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 10, 2019

19-0546

ZONING CASES – INDIVIDUAL

Item 63: Zoning Case Z178-292(CY)

A public hearing to receive comments regarding an application for and an ordinance granting a new subdistrict for restaurant and retail uses on property zoned Subdistrict F, WMU-12 Walkable Urban Mixed Use within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District, generally bounded by East 6th Street, East Jefferson Boulevard, and Fleming Place

Recommendation of Staff: Denial

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

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

Councilmember Griggs moved to close the public hearing, accept the recommendation of the city plan commission and pass the ordinance.

Motion seconded by Councilmember Kingston and unanimously adopted. (\*\*Rawlings absent)

Assigned ORDINANCE NO. 31167

**\*\*Absent on "Official City Business" per Section 4.11 (b)(1) of the City Council Rules of Procedure.**



OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 10, 2019

19-0547

ZONING CASES – INDIVIDUAL

Item 64: Zoning Case Z178-373(AM)

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to and renewal of Specific Use Permit No. 1740 for a mini-warehouse use on property zoned an MU-2 Mixed Use District, on the north line of Gannon Lane between South Cockrell Hill Road and South Westmoreland Road

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

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

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

Councilmember Atkins moved to close the public hearing, accept the recommendation of the city plan commission and pass the ordinance.

Motion seconded by Councilmember Narvaez and unanimously adopted. (\*\*Rawlings absent)

Assigned ORDINANCE NO. 31168

**\*\*Absent on "Official City Business" per Section 4.11 (b)(1) of the City Council Rules of Procedure.**

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 10, 2019

19-0548

ZONING CASES – INDIVIDUAL

Item 65: Zoning Case Z189-131(PD)

A public hearing to receive comments regarding an application for a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 with a MD-1 Modified Delta Overlay, on the east line of Greenville Avenue, between Oram Street and La Vista Drive

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

Recommendation of CPC: Denial without prejudice

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

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

Sameer Patel, 4646 Amesbury Dr., representing City Griddle

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

Councilmember Kingston moved to deny the item without prejudice.

Motion was seconded by Councilmember Narvaez.

After discussion, Presiding Officer Thomas called a vote and declared the item unanimously denied without prejudice. (\*\*Rawlings absent)

**\*\*Absent on "Official City Business" per Section 4.11 (b)(1) of the City Council Rules of Procedure.**

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 10, 2019

19-0549

ZONING CASES – INDIVIDUAL

Item 66: Zoning Case Z189-136(SM)

A public hearing to receive comments regarding an application for and (1) an ordinance granting a Planned Development Subdistrict for O -2 Office uses, a health studio use, and a restaurant without drive-in or drive-thru use; and (2) an ordinance granting the removal of the D Liquor Control Overlay on property zoned an O-2-D Office Subdistrict with a D Liquor Control Overlay within Planned Development District No. 193, the Oak Lawn Special Purpose District with consideration of a D-1 Liquor Control Overlay in lieu of the removal of the D Liquor Control Overlay, on the west corner of Turtle Creek Boulevard and Dickason Avenue and the east line of Gillespie Street

Recommendation of Staff: Approval, subject to a development plan, landscape plan and staff's recommended conditions; and approval of a D-1 Liquor Control Overlay in lieu of the removal of the D Liquor Control Overlay.

Recommendation of CPC: Approval, subject to a development plan, landscape plan and conditions; and approval of the removal of the D Liquor Control Overlay.

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

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

Suzan Kedron, 2323 Ross Ave.

Sue Krider, 3401 Lee Pkwy., representing Oak Lawn Committee

Councilmember Kingston moved to close the public hearing, accept the recommendation of the city plan commission and pass the ordinance.

Motion seconded by Councilmember Narvaez and unanimously adopted. (\*\*Rawlings absent)

Assigned ORDINANCE NO. 31169

**\*\*Absent on "Official City Business" per Section 4.11 (b)(1) of the City Council Rules of Procedure.**

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 10, 2019

19-0550

ZONING CASES – INDIVIDUAL

Item 67: Zoning Case Z189-150(JM)

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District with Specific Use Permit No. 2272 for a late-hours establishment limited to a restaurant without drive-in or drive-through service, on the east side of Greenville Avenue, south of Prospect Avenue

Recommendation of Staff: Approval for a two-year period, subject to a site plan and staff's recommended conditions.

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

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

Councilmember Kingston moved to close the public hearing, accept the recommendation of the city plan commission and pass the ordinance.

Motion seconded by Deputy Mayor Pro Tem Medrano and unanimously adopted. (\*\*Rawlings absent)

Assigned ORDINANCE NO. 31170

**\*\*Absent on "Official City Business" per Section 4.11 (b)(1) of the City Council Rules of Procedure.**

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 10, 2019

19-0551

ZONING CASES – INDIVIDUAL

Item 68: Zoning Case Z189-164(PD)

A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2006 for an attached projecting non-premise district activity videoboard sign on property zoned a CA-1(A) Central Area District with Specific Use Permit No. 2005 and Specific Use Permit No. 2006, on the northwest corner of North Griffin Street and Elm Street

Recommendation of Staff: Approval for a six-year period, subject to conditions.

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

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

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

Brad Berkley, 1528 Slocum St., representing BIG Outdoor  
Bill McKnight, 1505 Elm St.

Councilmember Kingston moved to close the public hearing, accept the recommendation of the city plan commission and pass the ordinance.

Motion seconded by Councilmember Kleinman.

During discussion, Councilmember Kleinman asked Councilmember Kingston if he would accept a friendly amendment for the specific use permit (SUP) to be eligible for a one 3-year automatic renewal.

Councilmember Kingston did not accept Councilmember Kleinman's friendly amendment.

After discussion, Presiding Officer Thomas called a vote and declared the item adopted on a divided vote with Councilmembers Callahan, Greyson and Kingston voting "No." (\*\*Rawlings absent)

Assigned ORDINANCE NO. 31171

**\*\*Absent on "Official City Business" per Section 4.11 (b)(1) of the City Council Rules of Procedure.**

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 10, 2019

19-0552

ZONING CASES – INDIVIDUAL

Item 69: Zoning Case Z189-165(PD)

A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2005 for an attached projecting non-premise district activity videoboard sign on property zoned a CA-1(A) Central Area District with Specific Use Permit No. 2005 and Specific Use Permit No. 2006, on the northwest corner of North Griffin Street and Elm Street

Recommendation of Staff: Approval for a six-year period, subject to conditions.

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

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

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

Brad Berkley, 1528 Slocum St., representing BIG Outdoor

Councilmember Kingston moved to close the public hearing, accept the recommendation of the city plan commission and pass the ordinance.

Motion seconded by Councilmember Narvaez.

Councilmember Kleinman moved a substitute motion to close the public hearing, accept the recommendation of the city plan commission with the following change:

- The specific use permit (SUP) is eligible for a one 3-year automatic renewal.

Motion seconded by Councilmember Callahan.

Presiding Officer Thomas called a record vote on Councilmember Kleinman's substitute motion:

Voting Yes: [7] Medrano, Arnold, Callahan, Atkins, McGough,  
Kleinman, Gates

Voting No: [7] Thomas, Griggs, Narvaez, Felder, Clayton,  
Greyson, Kingston

Absent: [1] \*\*Rawlings

The city secretary declared the motion failed.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

19-0552

Page 2

Presiding Officer Thomas called a record vote on Councilmember Kingston's original motion:

Voting Yes: [12] Thomas, Medrano, Griggs, Arnold, Callahan,  
Narvaez, Felder, Atkins, Clayton, McGough,  
Kleinman, Gates

Voting No: [2] Greyson, Kingston

Absent: [1] \*\*Rawlings

The city secretary declared the motion passed.

Assigned ORDINANCE NO. 31172

**\*\*Absent on "Official City Business" per Section 4.11 (b)(1) of the City Council Rules of Procedure.**

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 10, 2019

19-0553

ZONING CASES - UNDER ADVISEMENT – INDIVIDUAL

Item 70: Zoning Case Z178-260(SM)

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.

Note: This item was deferred by the City Council before opening the public hearing on February 27, 2019, and is scheduled for consideration on April 10, 2019.

Prior to consideration of the consent zoning docket and the item being read into the record, Councilmember Narvaez moved to defer the item to the May 8, 2019 voting agenda meeting of the city council. Therefore, no speakers were called on the item.

Motion seconded by Councilmember Kingston and unanimously deferred. (\*\*Rawlings absent)

**\*\*Absent on “Official City Business” per Section 4.11 (b)(1) of the City Council Rules of Procedure.**



OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 10, 2019

19-0554

ZONING CASES - UNDER ADVISEMENT – INDIVIDUAL

Item 71: Zoning Case Z178-351(CY)

A public hearing to receive comments regarding an application for an NS (A) Neighborhood Service District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District on the northeast corner of West Illinois Avenue and Hollywood Avenue

Recommendation of Staff and CPC: Denial without prejudice

Note: This item was considered by the City Council at a public hearing on March 27, 2019, and was held under advisement until April 10, 2019, with the public hearing open.

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

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

Augustin Peralta, 2722 S. Vernon Ave.  
Karla Calderon, 2819 Brandon St.  
Tony Zapata, 2219 W. Illinois Ave.

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

Councilmember Griggs moved to adopt the zoning change as requested by the applicant subject to deed restrictions.

Motion seconded by Councilmember Kingston.

After discussion, Presiding Officer Thomas called a vote and declared the amended item adopted on a divided vote with Councilmember Arnold voting "No." (\*\*Rawlings absent)

Assigned ORDINANCE NO. 31173

**\*\*Absent on "Official City Business" per Section 4.11 (b)(1) of the City Council Rules of Procedure.**

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 10, 2019

19-0555

DEVELOPMENT CODE AMENDMENTS – INDIVIDUAL

Item 72: A public hearing to receive comments regarding consideration of amending the Dallas Development Code to create regulations for a new overlay called a Neighborhood Forest Overlay and an ordinance granting the amendments

Recommendation of Staff and CPC: Approval

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

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

Patricia Melly, 957 Kessler Pkwy., representing East Kessler Park Neighborhood Association  
Steve Houser, (Not Provided), representing Urban Forest Advisory Committee  
Phil Crone, 6518 Trammel Dr., representing Dallas Builders Association

Councilmember Greyson moved to adopt the item.

Motion seconded by Councilmember Kingston.

During discussion, Councilmember McGough asked Councilmember Greyson if she would accept the following friendly amendment:

[Criminal Responsibility and Defense to Prosecution]

A tree removal application or tree replacement is not required if the tree is determined by:

- A certified arborist to be diseased or dead or poses an imminent threat to people or property and such determination was not caused by an intentional act of the owner or an agent of the owner, or;
- An engineer registered in the State of Texas to be an imminent threat to property; and
- Such determination was not caused by an intentional act of the owner or an agent of the owner.

Councilmember Greyson did not accept Councilmember McGough's friendly amendment.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

19-0555

Page 2

Councilmember McGough moved a substitute motion to adopt the item with the following changes:

[Criminal Responsibility and Defense to Prosecution]

A tree removal application or tree replacement is not required if the tree is determined by:

- A certified arborist to be diseased or dead or poses an imminent threat to people or property and such determination was not caused by an intentional act of the owner or an agent of the owner, or;
- An engineer registered in the State of Texas to be an imminent threat to property; and
- Such determination was not caused by an intentional act of the owner or an agent of the owner.

Substitute motion seconded by Councilmember Kleinman.

After further discussion, Councilmember McGough withdrew his substitute motion.

Councilmember McGough asked Councilmember Greyson if she would accept the following friendly amendment:

[Criminal Responsibility and Defense to Prosecution]

A tree removal application or tree replacement is not required if the tree is determined by:

- A certified arborist to be diseased or dead or poses an imminent threat to people or property and such determination was not caused by an intentional act of the owner or an agent of the owner.

Councilmember Greyson accepted Councilmember McGough's friendly amendment as part of her motion.

Councilmember Kingston, who seconded Councilmember Greyson's original motion, also accepted the amendment.

After discussion, Presiding Officer Thomas called a vote and declared the item unanimously amended. (\*\*Rawlings absent)

Assigned ORDINANCE NO. 31174

**\*\*Absent on "Official City Business" per Section 4.11 (b)(1) of the City Council Rules of Procedure.**

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 10, 2019

19-0556

MISCELLANEOUS HEARINGS

Item 73: A public hearing to receive comments on the adoption of Reprogramming Budget No. 1 (Substantial Amendment No. 1) to the FY 2018-19 Action Plan to: **(a)** use unspent prior year Community Development Block Grant funds in the total amount of \$2,883,673, as follows: \$2,097,567 to be used for the Housing and Neighborhood Revitalization, 2018 Notice of Funding Availability (2018 NOFA) and \$786,106 to be used for the Mingo/Beall Street Improvement project; **(b)** reclassify \$7,751,611 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; **(c)** addition of the Residential Housing Development Program to the FY 2018-19 Action Plan; and **(d)** the use of funds for the Residential Housing Development Program; and at the close of the public hearing, authorize: **(1)** final adoption of Reprogramming Budget No.1 (Substantial Amendment No. 1); and **(2)** the establishment of appropriations in the total amount of \$10,635,284 - Financing: FY 2018-19 CDBG Reprogramming No. 1 Funds (\$10,635,284)

No one addressed the city council on the item.

Councilmember Gates moved to close the public hearing and adopt the item.

Motion seconded by Councilmember Griggs and unanimously adopted. (Arnold absent when vote taken; \*\*Rawlings absent)

**\*\*Absent on “Official City Business” per Section 4.11 (b)(1) of the City Council Rules of Procedure.**

MINUTES OF THE DALLAS CITY COUNCIL  
WEDNESDAY, APRIL 10, 2019

EXHIBIT C