

MINUTES OF THE DALLAS CITY COUNCIL  
WEDNESDAY, JUNE 12, 2019

19-0850

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

PRESENT: [13] Thomas, Medrano, Arnold (\*2:15 p.m.), Callahan, Narvaez (\*2:13 p.m.), Felder, Atkins, Clayton, McGough, Kleinman, Greyson, Gates, Kingston (\*2:17 p.m.)

ABSENT: [2] Rawlings, Griggs

The meeting was called to order at 2:04 p.m. with a quorum of the city council present.

The invocation was given by Reverend Rebecca Chancellor Sicks, Associate Pastor of The First Presbyterian Church.

Councilmember Callahan 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 to closed session at 5:21 p.m. and reconvened to open session at 6:16 p.m. [\*McGough (6:19 p.m.), \*Kleinman (6:27 p.m.), \*Gates (6:20 p.m.)]

After all business properly brought before the city council had been considered, the city council adjourned at 7:46 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**

MINUTES OF THE DALLAS CITY COUNCIL  
WEDNESDAY, JUNE 12, 2019

EXHIBIT A

MINUTES OF THE DALLAS CITY COUNCIL  
WEDNESDAY, JUNE 12, 2019

EXHIBIT B

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0851

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: Richard Sheridan, 4801 Live Oak St.  
SUBJECT: A farewell to Robert E. Lee

SPEAKER: Lance Prothro, 711 Cornell Dr., Rockwall, TX  
SUBJECT: Pleasant Grove Awareness Day  
REPRESENTING: A+ Charter Schools, Inc.

SPEAKER: Robert Swann, 1121 E. 10<sup>th</sup> St. (handout provided)  
SUBJECT: Demolitions on 10<sup>th</sup> St. and Whitley Pl.

SPEAKER: Larry Johnson, 4239 Southern Hills Dr.  
SUBJECT: Erasing history

SPEAKER: Kelly Donlin, 2529 Dell View Dr.  
SUBJECT: Kleberg/Pleasant Grove Awareness Day

**ADDITIONAL – OPEN MICROPHONE:**

There were no speakers under this category.

**OPEN MICROPHONE – END OF MEETING:**

SPEAKER: William Freeman, 13815 Kleberg Rd.  
SUBJECT: Kleberg recreational trail

SPEAKER: Lakoyla London, 3805 Olney Ct.  
SUBJECT: Sorry politicians in Dallas

SPEAKER: Leticia Gomez, 3321 Meadow Wood Ln., Bedford, TX  
SUBJECT: Working conditions at DFW Airport  
REPRESENTING: Unite Here Local 23

SPEAKER: Emmanuel Vinton, 625 Sawyer Dr., Saginaw, TX  
SUBJECT: Working conditions at DFW Airport  
REPRESENTING: Unite Here Local 23

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0852

Item 1: Approval of Minutes of the May 22, 2019 City Council Meeting

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

Motion seconded by Councilmember Narvaez and unanimously adopted. (Rawlings, Griggs absent)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0853

CONSENT AGENDA

The consent agenda consisted of consent agenda items 2-61. Consent agenda item 38 was deleted on the addendum.

Councilmember Greyson requested consent agenda items 14 and 37 be considered as individual items later in the meeting; there was no objection voiced by the city council.

Councilmember Clayton requested consent agenda item 23 be considered as an individual item later in the meeting; there was no objection voiced by the city council.

Councilmember Narvaez requested consent agenda item 37 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 2-13, 15-22, 24-36 and 39-61 was presented for consideration.

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

Motion seconded by Councilmember Felder and unanimously adopted. (Rawlings, Griggs absent)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0854

Item 2: Authorize settlement of the lawsuit styled Three Expo Events, LLC v. City of Dallas, Cause No. 3:16-CV-00513, subject to a settlement agreement approved by the City Attorney's Office - Not to exceed \$650,000.00 - Financing: Risk Management Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0855

Item 3: Authorize a budget estimate of the needs and requirements of the City Auditor's Office for Fiscal Year 2019-20 in the amount of \$3,422,840 (subject to final citywide funding adjustments for decisions that will be made on a citywide basis for items such as staff benefits, insurance, Communication and Information Services chargebacks, and other items that may affect all City departmental budgets) - Financing: No cost consideration to the City

Adopted as part of the consent agenda.



OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0856

Item 4: Authorize the **(1)** acceptance of a grant from Petco Foundation for the Petco Foundation Grant Lifesaving Investment, to create operations, programs, and partnerships that reduce the number of animals in shelters and provide additional lifesaving opportunities in the amount of \$ 150,000.00 for the period June 12, 2019 through August 31, 2020; **(2)** receipt and deposit of grant funds in an amount not to exceed \$150,000.00 in the Petco Foundation Grant 9-20 Fund; **(3)** establishment of appropriations in an amount not to exceed \$150,000.00 in the Petco Foundation Grant 19-20 Fund; and **(4)** execution of the grant agreement and all terms, conditions, and documents required by the grant agreement - Not to exceed \$150,000.00 - Financing: Petco Foundation Grant Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0857

Item 5: Authorize **(1)** a Contribution in Aid of Construction Agreement with the North Texas Municipal Water District (NTMWD) for funding participation in the partial paving and drainage improvements of the alley between Barnes Bridge Road and Bon Park Court/Drummond Drive from Cotillion Drive to Ferguson Road; **(2)** the receipt and deposit of funds from NTMWD in an amount not to exceed \$63,000.00 for NTMWD's share of the project costs in the Capital Projects Reimbursement Fund; and **(3)** an increase in appropriations in an amount not to exceed \$63,000.00 in the Capital Projects Reimbursement Fund - Not to exceed \$63,000.00 - Financing: Capital Projects Reimbursement Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0858

Item 6: Authorize a professional services contract with Dannenbaum Engineering Company - Dallas, LLC for the engineering design of Street Reconstruction Group 17-1410 (list attached to the Agenda Information Sheet) - Not to exceed \$275,373.55 - Financing: Street and Transportation (A) Fund (2017 Bond Funds)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0859

Item 7: Authorize a professional services contract with Dikita Enterprises, Inc. for the engineering design of Street Reconstruction Group 17-2009 (list attached to the Agenda Information Sheet) - Not to exceed \$ 202,665.26 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) (\$190,465.26) and Water Utilities Capital Construction Funds (\$12,200.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0860

Item 8: Authorize a professional services contract with Walter P. Moore and Associates, Inc. for the engineering design of Street Reconstruction Group 17-8001 (list attached to the Agenda Information Sheet) - Not to exceed \$118,878.99 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) (\$116,053.99) and Water Construction Fund (\$2,825.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0861

Item 9: Authorize a construction contract for the construction of thoroughfare improvements for South Hampton Road from Crow Creek Drive to north of West Ledbetter Drive DDM Construction Corporation, lowest responsible bidder of five - Not to exceed \$1,826,950.00 - Financing: Street and Transportation Improvements Fund (2012 Bond Funds)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0862

Item 10: Authorize an increase in the construction services contract with Texas Standard Construction, Ltd. for additional storm drainage work, water main lowering, and wastewater lateral adjustment construction on Fordham Road from Bonnie View Road to Illinois Avenue - Not to exceed \$112,186.81, from \$3,196,267.75 to \$3,308,454.56 - Financing: Street and Transportation Improvements Fund (2012 Bond Funds)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0863

Item 11: Authorize an increase in the construction services contract with Pavecon Public Works, LP for additional work associated with the construction of a drainage channel and the installation of light emitting diode street lighting for Chalk Hill Road from Davis Street to 800 feet south of Interstate Highway 30 - Not to exceed \$171,054.30, from \$10,332,248.64 to \$10,503,302.94 - Financing: Street and Transportation Improvements Fund (2006 Bond Funds)

Adopted as part of the consent agenda.



OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0864

Item 12: Authorize an increase in the construction services contract with Jeske Construction Company to remove various concrete panels found underneath the roadway and add eight-inch flex-base material, and add permanent traffic signs and pavement markings along South Ewing Avenue from Galloway Avenue to Genoa Avenue - Not to exceed \$149,693.90, from \$2,082,956.00 to \$2,232,649.90 - Financing: Street and Transportation Improvements Fund (2012 Bond Funds)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0865

Item 13: A resolution authorizing the City Manager to ratify an emergency construction contract and authorize the City Manager to execute the contract with Hammett Excavation, Inc. for soil hauling, earthwork and all-weather roadway improvements at the McCommas Bluff landfill located at 5555 Youngblood Road - Not to exceed \$900,308.20 - Financing: Sanitation Capital Improvement Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0866

Item 14: An ordinance amending Chapter 18, "Municipal Solid Wastes," of the Dallas City Code, by amending Sections 18-2, 18-4, and 18-9; **(1)** clarifying and adding definitions; **(2)** adding restrictions to the placement of brush and bulky trash; **(3)** providing a limitation on the quantity of brush and bulky trash collections; **(4)** providing regulations on oversized brush and bulky trash collections; **(5)** providing that fees for excessive and non-compliant brush and bulky trash service will be adopted with the 2019-2020 fee ordinance; and **(6)** providing that construction debris will be collected for a fee as part of a non-compliant brush and bulky trash collection or as a cost plus rate - Financing: No cost consideration to the City (see Fiscal Information)

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

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

Councilmember Greyson moved to adopt the item with the following changes:

- The definition of brush includes organic yard trimmings such as leaves, twigs and other small organic yard waste;
- Yard trimmings placed in paper lawn bags or compostable bags would be considered brush; and
- Yard trimmings placed in plastic bags would be considered bulky trash.

Motion seconded by Councilmember Atkins.

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

Assigned ORDINANCE NO. 31231

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0867

Item 15: Authorize acquisition from Curtis Seastrunk, of approximately 7,308 square feet of land located in Hunt County for the Lake Tawakoni 144-inch Transmission Pipeline Project - Not to exceed \$5,000.00 (\$2,517.00, plus closing costs and title expenses not to exceed \$2,483.00) - Financing: Water Construction Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0868

Item 16: Authorize acquisition from Dora Jean Gayler, of approximately 37,827 square feet of land located in Van Zandt County for the Lake Tawakoni 144-inch Transmission Pipeline Project - Not to exceed \$16,026.00 (\$13,026.00, 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

JUNE 12, 2019

19-0869

Item 17: Authorize acquisition from Lawrence Schmitz, of approximately 7,944 square feet of land improved with a single-family dwelling located in Van Zandt County for the Lake Tawakoni 144-inch Transmission Pipeline Project - Not to exceed \$48,000.00 (\$45,000.00, 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

JUNE 12, 2019

19-0870

Item 18: Authorize acquisition from North Texas Municipal Water District, of approximately 13,197 square feet of unimproved land located in Kaufman County for the Lake Tawakoni 144-inch Transmission Pipeline Project - Not to exceed \$13,500.00 (\$10,065.00, plus closing costs and title expenses not to exceed \$3,435.00) - Financing: Water Construction Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0871

Item 19: Authorize acquisition from Maria Barba, of approximately 7,802 square feet of land with a single-family dwelling located near the intersection of Pontiac and Morrell Avenues for the Cadillac Heights Phase II Project - Not to exceed \$80,000.00 (\$76,500.00, plus closing costs and title expenses not exceed \$3,500.00) - Financing: Land Acquisition in Cadillac Heights Fund (2006 Bond Funds)

Adopted as part of the consent agenda.



OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0872

Item 20: Authorize moving expense and replacement housing payments for Maria Gloria DeLeon as a result of an official written offer of just compensation to purchase real property at 2926 McGowan Street for the Cadillac Heights Phase II Project - Not to exceed \$64,900.00 - Financing: Land Acquisition in Cadillac Heights Fund (2006 Bond Funds)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0873

Item 21: A resolution authorizing the conveyance of approximately 9,203 square feet of City-owned land to the State of Texas located in Collin County near the intersection of State Highway 205 and John King Boulevard - Revenue: \$2,588.00

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0874

Item 22: A resolution authorizing the conveyance of a tract of land and Drainage Easement for a total of approximately 9,308 square feet of City-owned land to the State of Texas located in Collin County near the intersection of State Highway 205 and John King Boulevard - Revenue: \$2,712.00

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0875

Item 23: An ordinance abandoning a portion of an alley to 75218 Property Company, the abutting owner, containing approximately 8,893 square feet of land, located near the intersection of Harter Road and Lake Highlands Drive; and authorizing the quitclaim - Revenue: \$151,181.00, plus the \$20.00 ordinance publication fee

Councilmember Clayton 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 Clayton asked Councilmember Kleinman if he would accept a friendly amendment to defer the item to the June 26, 2019 voting agenda meeting of the city council.

Councilmember Kleinman accepted Councilmember Clayton's friendly amendment as part of his motion.

Councilmember Atkins, who seconded Councilmember Kleinman's original motion, also accepted the friendly amendment.

Presiding Officer Thomas called a vote and declared the item unanimously deferred. (Rawlings, Griggs absent)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0876

Item 24: An ordinance abandoning a portion of a sanitary sewer easement to 2015 Prairie LLC, the abutting owner, located near the intersection of Prairie Avenue and Monarch Street - Revenue: \$5,400.00, plus the \$20.00 ordinance publication fee

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 31232

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0877

Item 25: Authorize an amendment to an existing license agreement with American Towers LLC, d/b/a American Texas Towers LLC to **(1)** install additional antennas at the Premises; **(2)** increase monthly license payments; and **(3)** provide for a one-time “Capital Contribution Fee” representing the City’s contribution for costs associated with tower modifications required to accommodate the installation of the City’s equipment for approximately 14,895 square feet of land and tower space located at 2833 Remond Drive to be used for Police and Fire radio channels for the period August 1, 2019 through March 10, 2024 - Not to exceed \$41,085.00, from \$869,938.36 to \$911,023.36 - Financing: Communication Service Fund (\$19,880.00) (subject to annual appropriations) and 2018 Master Lease Equipment Fund (\$21,205.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0878

Item 26: Authorize a boundary adjustment agreement with the City of Grand Prairie on property located east of Hardy Road and Cardiff Street and north of Kiest Boulevard to allow more efficient 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

JUNE 12, 2019

19-0879

Item 27: Authorize payment to the Texas Department of Transportation for cost overruns related to intersection and traffic signal improvements at the following five locations: Lombardy Lane and Brockbank Drive, Illinois Avenue and Vernon Avenue, Ferguson Road and Maylee Boulevard/Shiloh Road, Cedar Springs Road and Douglas Avenue, Olive Street and San Jacinto Street in the amount of \$162,321.47 - Financing: General Fund

Adopted as part of the consent agenda.



OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0880

Item 28: Authorize **(1)** the receipt and deposit of fund in an amount not to exceed \$12,800.00 from HCBeck, LTD on behalf of AT&T, Inc. for material, equipment and labor provide by the City related to the construction of a traffic signal upgrade at Griffin and Wood Streets; and **(2)** an increase in appropriations in an amount not to exceed \$12,800.00 in the Capital Projects Reimbursement Fund - Not to exceed \$12,800.00 - Financing: Capital Projects Reimbursement Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0881

Item 29: Authorize **(1)** the acceptance of a grant from the U.S. Department of Transportation Federal Highway Administration through the Texas Department of Transportation (TxDOT) for the Surface Transportation Block Grant (Agreement No. CSJ 0918-47-072, CFDA No. 20.205) in the amount of \$1,791,508.00 as federal share in the total project cost estimate of \$2,418,411.00 (includes Federal and State participation of \$1,955,406.00) for costs related to the installation of safety measures at several railroad/roadway crossing locations in East Dallas along the Kansas City Southern Railway corridor for the establishment of a Quiet Zone; **(2)** the establishment of appropriations in the amount of \$1,791,508.00 in the Surface Transportation Block Grant Project Fund; **(3)** the receipt and deposit of funds in the amount of \$1,791,508.00 in the Surface Transportation Block Grant Project Fund; **(4)** a required local match in the amount of \$463,005.00 from 2017 Bond Funds; **(5)** disbursement of a portion of local match funds in the amount of \$15,128.00 to be issued as warrant checks to TxDOT for State construction costs and other State direct costs related to the project (includes \$5,988.00 initial payment and \$9,140.00 payment prior to construction); and **(6)** execution of the Local Project Advance Funding Agreement with TxDOT in the approximate amount of \$2,418,411.00 and all terms, conditions, and documents required by the agreement - Total amount of \$2,418,411.00 - Financing: Texas Department of Transportation Grant Funds (\$1,955,406.00) and Street and Transportation (A) Fund (2017 Bond Funds) (\$463,005.00) (see Fiscal Information)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0882

Item 30: An ordinance amending Chapter 15D, "Emergency Vehicles", of the Dallas City Code, by amending Sections 15D-15 and 15D-53 to **(1)** revise the definition of Emergency Wrecker Service to include City-owned vehicles; and **(2)** include the addition of City-owned vehicles to the rapid response program - Estimated amount of \$149,994 - Financing: Various Funds (see Fiscal Information)

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 31233

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0883

Item 31: Authorize **(1)** the receipt and deposit of funds in an amount not to exceed \$375,188.00 in the DCCCD El Centro Fund; **(2)** an increase in appropriations in an amount not to exceed \$375,188.00 in the DCCCD El Centro Fund; and **(3)** a two-year interlocal contract with El Centro College of the Dallas County Community College District for reimbursement of City of Dallas Fire-Rescue Department training costs for the period September 1, 2019 through August 31, 2021 - Revenue: \$375,188.00

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0884

Item 32: Authorize amendments to the City of Dallas Comprehensive Housing Policy, previously approved on May 9, 2018, by Resolution No. 18-0704, as amended, to amend and restate the low income housing tax credit (HTC) policy for evaluating proposals submitted by developers requesting resolutions of support or no objection from the City for multi-family rental housing development projects (Projects) seeking HTC through the Texas Department of Housing and Community Affairs (TDHCA) to: **(1)** adjust the calendar for applications to allow applications to be received quarterly; **(2)** add threshold criteria that will be applied to all Projects seeking a resolution; adjust the evaluation criteria; **(4)** add a glossary; **(5)** provide that a 9% HTC Project that is recommended for a resolution of support will also be recommended to receive a nominal \$500.00 funding commitment from the City; and **(6)** allow the City Manager to update and publish the application calendar annually and to amend the service description categories and point allocations on an annual basis - Financing: No cost consideration to the City (see Fiscal Information for future cost)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0885

Item 33: Authorize **(1)** the acceptance of a grant from Arts Midwest on behalf of National Endowment for the Arts (NEA) (Grant No. 00024062/Federal ID No. 1844334-52-C-18, CFDA No. 45.024) in the amount of \$15,000.00 to support the implementation of the NEA Big Read Program for the City of Dallas for the period September 1, 2019 through June 30, 2020; **(2)** the establishment of appropriations in an amount not to exceed \$ 15,000.00 in the NEA Big Read Grant 19-20 Fund; **(3)** the receipt and deposit of grant funds from Arts Midwest on behalf of National Endowment for the Arts in an amount not to exceed \$15,000.00 in the NEA Big Read Grant 19-20 Fund; a required local match in an amount not to exceed \$ 24,735.00 from the General Fund; **(5)** an in-kind match in the amount of \$4,306.00;and **(6)** execution of the grant agreement and all terms, conditions, and documents required by the grant agreement - Total not to exceed \$ 44,041.00 - Financing: Arts Midwest Grant Funds (\$15,000.00), In-Kind (\$4,306.00) and General Fund (\$24,735.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0886

Item 34: Authorize **(1)** final adoption of the FY 2019-20 HUD Consolidated Plan Budget for U.S. Department of Housing and Urban Development Grant Funds in an estimated amount of \$29,896,688 for the following programs and estimated amounts: **(a)** Community Development Block Grant (CDBG) in the amount of \$14,697,642; **(b)** HOME Investment Partnerships Program (HOME) in the amount of \$5,427,679; **(c)** Emergency Solutions Grant in the amount of \$1,256,675; **(d)** Housing Opportunities for Persons with AIDS in the amount of \$7,058,692; and **(e)** estimated Program Income in the amount of \$1,456,000, comprised of \$456,000 for CDBG and \$1,000,000 for HOME; and **(2)** final adoption of the new Five-Year Consolidated Plan, covering the period of FY 2019-20 through FY 2023-24 - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0887

Item 35: A resolution authorizing and establishing the ArtsActivate 2020 program, which consolidates and updates two existing Cultural Support Programs within the Office of Cultural Affairs, to further the goals of the Dallas Cultural Plan 2018 and support cultural services in the City of Dallas, and approving the program guidelines - Financing: This action has no cost consideration to the City (see Fiscal Information)

Adopted as part of the consent agenda.



OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0888

Item 36: Authorize a contract with Brad Oldham International, Inc. for the composition of public artwork at Hillcrest Village Green Park located at 6959 Arapaho Road - Not to exceed \$144,985.00 - Financing: Park and Recreation Facilities Fund (2006 Bond Funds) (\$61,665.60) and Park and Recreation Facilities (B) Fund (2017 Bond Funds) (\$83,319.40)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0889

Item 37: Authorize the Third Amendment to the Lease Agreement with the Dallas Theater Center (DTC) for a five-year term to enable the DTC to continue to lease, occupy, manage, and operate the Kalita Humphreys Theater and Annex Building located at 3636 Turtle Creek Boulevard for the period June 12, 2019 through June 1, 2024 - Revenue: \$5.00

Councilmember Narvaez and Councilmember Greyson 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.

The following individuals addressed the city council on the item:

Bruce Richardson, 5607 Richmond Ave.  
David Preziosi, 2229 Lawndale Dr., representing Preservation Dallas  
Ann Abernathy, 10915 Crooked Creek Dr., representing Kalita Humphrey's Theater at Turtle Creek Conservancy (handout provided)  
Paul Fahrenbruch, 6102 Averill Way  
Kevin Moriarty, 400 N. Ervay St., representing Dallas Theater Center  
Chris Ramirez, 444 W. Commerce St., representing Dallas Theater Center  
Jennifer Altabef, 10235 Strait Ln., representing Dallas Theater Center  
Jeff Bragalone, 6712 Avalon Ave., representing Dallas Theater Center  
Lily Weiss, 750 N. St. Paul St., representing Dallas Theater Center  
Jeff Rane, 3528 Cedar Plaza Ln.  
Jayne Suhler, 6935 Stone Meadow Dr., representing Dallas Arts & Culture Advisory Committee  
Jeff Hurst, 222 S. Montclair Ave.  
Trey Birkhead, 3922 Rawlins St., representing Kalita Humphrey's Theater at Turtle Creek Conservancy  
Sara Cardona, 304 S. Monclair Ave., representing Teatro Dallas  
David Lozano, (Not Provided)  
Tonya Holloway, 3909 Lost Creek Dr., representing Soul Rep Theater

Councilmember Kingston moved to adopt the item with the following changes:

DTC must submit an Updated Master Plan to the City c/o the Office of Cultural Affairs no later than December 2020 to include and provide for the following:

- An independent third-party consultant/team with historic restoration and theater design experience;
- A steering committee of diverse stakeholders to include three (3) Directors from the City of Dallas; two (2) local theater groups; and nine (9) community stakeholders (one at least of which is from AIA and one at least from Preservation Dallas); and

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

19-0889

Page 2

- Performing arts community provides additional contemporary feedback for renovations for interior spaces;
- Completion of a support building should precede renovation or replacement of the Heldt;
- Allow for the restoration of the exterior of the Kalita to the 1959-60 period of significance; and
- That the 2020 Master Plan Update project plan and the 2010 Master Plan be briefed to the Arts & Culture Advisory Commission, Park & Recreation Board, Landmark Commission and City Council Quality of Life [Arts and Culture] Committee, once at the beginning of development of the update, once at the middle, and then at the end of the development of the draft update.

Motion seconded by Councilmember Narvaez.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0890

Item 38: Authorize an amendment to the Cultural Facilities Program, which provides funding for long-term improvements, renovations or major repairs of cultural facilities, previously approved on April 12, 2017, by Resolution No. 17-0594, to amend the ownership, legal status and unrestricted use requirements to allow lessees to qualify for the program - Financing: No cost consideration to the City

Deleted on the addendum.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0891

Item 39: Authorize the extension and amendment of the Public/Private Partnership Program Guidelines and Criteria, previously approved on December 12, 2018, by Resolution No. 18-1861 for the period July 1, 2019 through December 31, 2019 - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0892

Item 40: Authorize a three-year service price agreement for event equipment rental services for the Park & Recreation Department – Texas Tent, LLC, most advantageous proposer of four - Not to exceed \$609,952 - Financing: General Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0893

Item 41: Authorize a three-year service contract for subscription to LinkedIn for the Department of Human Resources and Civil Service with Carahsoft through the Department of Information Resources cooperative agreement - Not to exceed \$236,362.80 - Financing: General Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0894

Item 42: Authorize the purchase of twenty-nine pieces of service shop equipment to be used by the Equipment and Fleet Management Department with Reeder Distributors, Inc. through the Texas Association of School Boards cooperative agreement - Not to exceed \$289,395 - Financing: Master Lease-Equipment Fund

Adopted as part of the consent agenda.



OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0895

Item 43: Authorize the purchase of replacement bunker golf course sand to be utilized at the Tenison Park Golf Course for the Park & Recreation Department - Texas Sports Sand, Inc., lowest responsible bidder of two - Not to exceed \$97,572 - Financing: Golf Improvement Trust Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0896

Item 44: Authorize the sale of one track loader through a public auction on March 29, 2019 to A&S Recycling in the amount of \$21,800, highest bidder - Revenue: \$21,800

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0897

Item 45: Authorize a two-year master agreement for furniture, floor covering, modular walls, high density storage shelving, and related support services with Allsteel, Arcadia, Coalese, Davis, Encore, Environmanics, Geiger, Groupe Lacasse, Haworth, Inc., Herman Miller, Inc., Hon Office Furniture, Human Scale, Interface, Just Ergonomics, KI, Knoll, Inc., Krug, Miliken & Company, Mohawk Industries, National Office Furniture, Patcraft, Peter Pepper Products, Inc., Shaw Industries, SitOnIt, Spacesaver, Steelcase, Texas Correctional Industries, Varidesk, Virco, Inc. and their associated distributors through the BuyBoard National Purchasing Cooperation, General Services Administration, National Intergovernmental Purchasing Alliance, National Joint Powers Association, The Cooperative Purchasing Network, Texas Multiple Award Schedules, and U.S. Communities Government Purchasing Alliance cooperative agreements, as specifically described in Exhibit A - Estimated amount of \$6,000,000 - Financing: General Fund (\$4,844,795), Dallas Water Utilities Fund (\$504,428), Data Services Fund (\$278,907), Aviation Fund (\$227,670), Convention and Event Services Fund (\$105,653), and Sanitation Services Fund (\$38,547)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0898

Item 46: Authorize a three-year master agreement for propane and propane cylinders - Ferrellgas, LP in the amount of \$156,976.91 and Northwest Butane Gas Co. dba Northwest Propane Gas Co. in the amount of \$325.00, lowest responsible bidders of two – Total not to exceed \$157,301.91 - Financing: General Fund (\$133,452.12), Convention and Event Services Fund (\$12,918.41), Data Services Fund (\$4,919.21), Dallas Water Utilities Fund (\$3,586.42), Sanitation Services Fund (\$1,366.76), and Aviation Fund (\$1,058.99)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0899

Item 47: Authorize a three-year master agreement for concrete and asphalt saw blades - Simba Industries in an estimated amount of \$316,241.37, Kirby-Smith Machinery, Inc. in an estimated amount of \$119,344.16, Diteq Corporation in an estimated amount of \$80,208.12, and Mavich LLC in an estimated amount of \$5,119.17, lowest responsible bidders of four - Total estimated amount of \$520,912.82 - Financing: General Fund (\$325,085.23), Aviation Fund (\$132,979.00), and Dallas Water Utilities Fund (\$62,848.59)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0900

Item 48: Authorize a five-year master agreement for law enforcement badges for the Police Department - V.H. Blackinton, Inc., lowest responsible bidder of two - Estimated amount of \$366,898.25 - Financing: General Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0901

Item 49: Authorize a Safe Network Agreement with the Vera Institute of Justice, Inc. (Vera) committing **(1)** the City to remit \$100,000.00 in funding to Vera for representation of Dallas residents before the Executive Office of Immigration Review; **(2)** Vera to remit a matching catalyst grant of \$100,000.00 to the selected non-profit legal service provider; and **(3)** Vera to provide in-kind support including the selection of a non-profit legal services provider in Dallas recognized to practice before the Immigration Court, training and technical assistance, data collection, reporting, program monitoring, and communications assistance - Not to exceed \$ 100,000.00  
- Financing: General Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0902

Item 50: Authorize a contract for the construction of the DeGolyer House West Wing Envelope Repair at the Dallas Arboretum located at 8525 Garland Road - Phoenix I Restoration and Construction, Ltd., lowest responsible bidder of two - Not to exceed \$675,000.00 - Financing: Park and Recreation Facilities Fund (2006 Bond Funds)

Adopted as part of the consent agenda.



OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0903

Item 51: Authorize a contract for the construction of the Hall of State Chiller Replacement Project located at 3939 Grand Avenue in Fair Park - METCO Engineering, Inc., lowest responsible bidder of four - Not to exceed \$511,999.00 - Financing: Fair Park Improvements (C) Fund (2017 Bond Funds)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0904

Item 52: Authorize a contract for the construction of the Phase 2 Aquatic Facilities Project at Bahama Beach Waterpark Expansion located at 1895 Campfire Circle, Exline Neighborhood Aquatic Center located at 2430 Eugene Street, and Harry Stone Neighborhood Aquatic Center located at 2403 Millmar Drive- Big Sky Construction Co., Inc., best value proposer of five - Not to exceed \$14,580,000.00 - Financing: Park and Recreation Facilities (B) Fund (2017 Bond Funds)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0905

Item 53: Authorize a professional services contract with Halff Associates, Inc., for the engineering design of Storm Drainage Contract No. 2 (list attached to the Agenda Information Sheet) - Not to exceed \$965,165.00 - Financing: Storm Drainage Management Capital Construction Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0906

Item 54: Authorize a professional services contract with Garver, LLC for the engineering design of Storm Drainage Contract No. 3 (list attached to the Agenda Information Sheet) - Not to exceed \$886,940.13 - Financing: Storm Drainage Management Capital Construction Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0907

Item 55: Authorize a professional services contract with Jacobs Engineering Group, Inc. to provide engineering services required for the investigation, preliminary design, development of construction plans and specifications, bid phase services, construction administration and start -up associated with aeration improvements at the Central Wastewater Treatment Plant - Not to exceed \$3,474,000.00 - Financing: Sewer Construction Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0908

Item 56: Authorize a professional services contract with Freese and Nichols, Inc. to provide construction management services for construction contracts related to improvements at the Elm Fork Water Treatment Plant, the East Side Water Treatment Plant, the Bachman Water Treatment Plant, and the Walnut Hill Pump Station - Not to exceed \$7,042,700.00 - Financing: Water Capital Improvement Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0909

Item 57: Authorize an increase in the construction services contract with MWH Constructors, Inc. for additional work associated with water quality and miscellaneous improvements at the Bachman Water Treatment Plant - Not to exceed \$203,201.70, from \$48,736,051.75 to \$48,939,253.45 - Financing: Water Capital Improvement Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0910

Item 58: Authorize an increase in the construction services contract with Oscar Renda Contracting, Inc. for additional work associated with improvements at three meter vaults (list attached to the Agenda Information Sheet) - Not to exceed \$482,106.00, from \$4,000,000.00 to \$4,482,106.00 - Financing: Water Capital Improvement Fund

Adopted as part of the consent agenda.



OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0911

Item 59: Authorize an increase in the construction services contract with BAR Constructors, Inc. for additional work associated with the construction of a new pump station to replace the existing Pump Station No. 1 at the Elm Fork Water Treatment Plant - Not to exceed \$644,091.87, from \$50,090,500.00 to \$50,734,591.87 - Financing: Water Capital Improvement Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0912

Item 60: Authorize Supplemental Agreement No. 1 to the professional services contract with JQ Infrastructure, LLC to provide additional engineering services required for the investigation, preliminary design, development of construction plans and specifications, bid phase services, construction administration and start-up of rehabilitation improvements for influent piping and equipment at the Central Wastewater Treatment Plant - Not to exceed \$708,681.00, from \$1,095,000.00 to \$1,803,681.00 - Financing: Wastewater Capital Improvement Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0913

Item 61: Authorize Supplemental Agreement No. 1 to the professional services contract with HDR Engineering, Inc. to provide additional engineering services for corrosion prevention design of three priority water transmission pipeline locations - Not to exceed \$325,710.00, from \$1,644,038.00 to \$1,969,748.00 - Financing: Water Capital Improvement Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0914

Item 62: 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.

Councilmember Kingston moved to appoint the following:

- Asa O'Bryan Woodberry to the Martin Luther King Jr. Community Center Board;
- Aiden Ross to the Youth Commission; and
- Constance D. Bennett [Williams] to the Board of Adjustment Alternate Members

Motion seconded by Councilmember Atkins and unanimously adopted. (Rawlings, Griggs absent)

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

<b>19-6156</b>	<b>BOX</b>	<b>BOARD OF ADJUSTMENT ALTERNATE MEMBERS</b>
<b>19-6157</b>	<b>MLK</b>	<b>MARTIN LUTHER KING JR COMMUNITY CENTER BOARD</b>
<b>19-6158</b>	<b>YOC</b>	<b>YOUTH COMMISSION</b>

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0915

Item 63: Authorize the naming of the Texas Buckeye Trail to the Ned and Genie Fritz Texas Buckeye Trail - Financing: This action has no cost consideration to the City (see Fiscal Information)

The following individuals addressed the city council on the item:

Becky Radar, 9703 Champa Dr.

Diane Tasian, 3831 Turtle Creek Blvd., representing League of Women Voters Dallas

Councilmember Greyson moved to adopt the item.

Motion seconded by Councilmember Atkins.

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

Genie Fritz, 8523 Thackery St.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0916

Item 64: A resolution requesting the Board of Adjustment to authorize compliance proceedings for the Club Linares Bar located at 1101 South Haskell Avenue, Dallas, Texas - Financing: No cost consideration to the City (via Councilmembers Felder, Deputy Mayor Pro Tem Medrano, Kingston, Narvaez, and Arnold)

Councilmember Felder moved to adopt the item.

Motion seconded by Councilmember Kingston.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0917

Item 65: Authorize an Interlocal Agreement with the Dallas County Community College District on behalf of Cedar Valley College (CVC) to support the CVC Heating Ventilation Air Conditioning (HVAC) Center of Excellence and create an expanded workforce training program for commercial HVAC technicians for the period July 1, 2019 through June 30, 2021 - Not to exceed \$100,000.00 - Financing: Public/Private Partnership Fund

Councilmember Atkins moved to adopt the item.

Motion seconded by Councilmember Callahan and unanimously adopted. (Rawlings, Griggs absent)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0918

Item 66: Authorize **(1)** a development agreement with the Dallas County Heritage, Society Inc., in an amount not to exceed \$650,000.00, payable from existing and/or future Cedars TIF District Funds, to support restoration of the Park Avenue House and Rall House to be used as co-working office space at the Dallas Heritage Village located at 1515 South Harwood Street; and **(2)** an increase in appropriations in an amount not to exceed \$ 650,000.00 in the Cedars TIF District Fund - Not to exceed \$650,000.00 - Financing: Cedars TIF District Fund (subject to appropriation from existing and future tax increment)

Councilmember Atkins moved to adopt the item.

Motion seconded by Deputy Mayor Pro Tem Medrano.

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

Melissa Prycer, 2907 Sharpview Ln., representing Dallas Heritage Village

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



OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0919

Item 67: Authorize **(1)** the acceptance of a Continuum of Care (“CoC”) Grant (Grant No. TX0236L6T001810 and CFDA No. 14.267) from the U.S. Department of Housing and Urban Development for the City of Dallas’ Gateway to Permanent Supportive Housing Project in an amount not to exceed \$739,943.00, to provide project-based rental assistance and case management for single chronically homeless persons for the period October 1, 2019 through September 30, 2020; **(2)** an assignment of the CoC Grant to PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas as recipient grantee in place of the City of Dallas under the grant agreement; and **(3)** execution of any and all documents required for the grant and grantee substitution - Financing: No cost consideration to the City (This item was deferred on May 22, 2019)

Councilmember McGough moved to adopt the item with the following changes:

- That a contract also be executed with PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas to identify and replace 50 units located at The Vineyards at Forest Edge (25) and The Vineyards at The Ranch (25) to new project-based locations that adhere to the minimum thresholds of the Site Selection Evaluation Criteria for Supportive Housing approved by the Human and Social Needs Council Committee and receive U.S. Department of Housing and Urban Development approval.

Motion seconded by Councilmember Atkins.

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

Traswell C. Livingston III, 400 S. Zang Blvd., representing PWA Coalition of Dallas Inc. dba AIDS Services of Dallas

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0920

The consent zoning docket consisted of agenda items 68-74

Agenda item 68: Zoning Case Z178-300(SM)  
Agenda item 69: Zoning Case Z178-314 (CY)  
Agenda item 70: Zoning Case Z189-171 (CY)  
Agenda item 71: Zoning Case Z189-173(JM)  
Agenda item 72: Zoning Case Z189-181(PD)  
Agenda item 73: Zoning Case Z189-184(SM)  
Agenda item 74: Zoning Case Z189-212(CT)

Agenda item 71 was removed from the consent zoning docket to be considered as an individual hearing, as it required a favorable vote of three-fourths for adoption.

Agenda item 72 was removed from the consent zoning docket to be considered as an individual hearing.

Therefore, the consent zoning docket, consisting of agenda items 68-70, 73 and 74 was presented for consideration.

Agenda item 68: Zoning Case Z178-300(SM)  
Agenda item 69: Zoning Case Z178-314 (CY)  
Agenda item 70: Zoning Case Z189-171 (CY)  
Agenda item 73: Zoning Case Z189-184(SM)  
Agenda item 74: Zoning Case Z189-212(CT)

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

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

Councilmember Atkins moved to close the public hearings, accept the recommendations of the city plan commission and pass the ordinances.

Motion seconded by Councilmember Callahan and unanimously adopted. (McGough, Kleinman, Gates absent when vote taken; Rawlings, Griggs absent)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0921

Item 68: Zoning Case Z178-300(SM) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Tract 2 within Planned Development District No. 812, on the northwest corner of Fran Way and Compton Street

Recommendation of Staff and CPC: Approval, subject to a perimeter fence and gated streets plan.

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 31234

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0922

Item 69: Zoning Case Z178-314(CY) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting a new subdistrict within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, on property zoned Subdistrict 1 within Planned Development District No. 621 and Planned Development District No. 442, north of the intersection of North Stemmons Freeway Service Road and Slocum Street

Recommendation of Staff and CPC: Approval, subject to conditions

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 31235

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0923

Item 70: Zoning Case Z189-171(CY) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 1339 for an open enrollment charter school on property zoned an R -7.5(A) Single Family District, on the northwest corner of Rylie Road and Tufts Road

Recommendation of Staff and CPC: Approval, subject to a revised site plan, revised traffic management plan and conditions

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 31236

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0924

Item 71: Zoning Case Z189-173(JM) [Consent Zoning Docket]

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

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

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

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

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

- This specific use permit (SUP) expires June 12, 2020

and pass the ordinance.

Motion seconded by Councilmember Callahan and unanimously amended. (Kleinman absent when vote taken; Rawlings, Griggs absent)

Assigned ORDINANCE NO. 31237

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0925

Item 72: Zoning Case Z189-181(PD) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a public library on property zoned an MF-2(A) Multifamily District on the north line of Park Lane, between Greenville Avenue and Ridgecrest Road

Recommendation of Staff and CPC: Approval for a permanent period, subject to a site plan and conditions

Councilmember Gates 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 subject to the revised site plan that shows with the following change:

- The detention area and two parking spaces relocated from the required front yard; and
- The public art installation

and pass the ordinance.

Motion seconded by Councilmember Kingston and unanimously amended. (Kleinman absent when vote taken; Rawlings, Griggs absent)

Assigned ORDINANCE NO. 31238

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0926

Item 73: Zoning Case Z189-184(SM) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a tower/antenna for cellular communication on property zoned an MU-1 Mixed Use District and a CS Commercial Service District, on the east line of Dickerson Street, north of Ronnie Drive

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

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 31239



OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0927

Item 74: Zoning Case Z189-212(CT) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 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 south line of Lake June Road, between Hawley Lane and Oak Hill Circle

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.

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 31240

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0928

ZONING CASES – INDIVIDUAL

Item 75: Zoning Case Z156-325(NW)

A public hearing to receive comments regarding a City Council authorized hearing to determine proper zoning on property zoned Subdistricts S -1a, S-1b, S-2a, S-2b, S-9, and S-10 in the South Zone of Planned Development No. 521 with consideration being given to appropriate zoning for the areas including use, development standards, and other appropriate regulations on property generally on: (1) the west side of Mountain Creek Parkway from I-20 to West Camp Wisdom Road (S-1b); (2) the southwest corner of Mountain Creek Parkway and West Camp Wisdom Road (S-1a); (3) the southwest corner of West Camp Wisdom Road and Eagle Ford Drive (S-2b); (4) the north side of West Camp Wisdom Road at the terminus of Eagle Ford Drive (S-2a); and (5) the south side of West Camp Wisdom Road from west of Timberbrook Lane to Clark Road (S-9, S-10) and an ordinance granting the amendments

Recommendation of Staff and CPC: Approval of amendments to Planned Development District No. 521

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

Kim Perez, 5507 Paladium Dr.

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

Ellen J. Taft, 7924 Glenway Dr.

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. (Kleinman absent when vote taken; Rawlings, Griggs absent)

Assigned ORDINANCE NOS. 31241

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0929

ZONING CASES – INDIVIDUAL

Item 76: Zoning Case Z178-271(JM)

A public hearing to receive comments regarding an application for and an ordinance granting (1) an amendment to Planned Development District No. 944 from R-5(A) Single Family District uses to MU-1 Mixed Use District uses; and (2) an expansion of Planned Development District No. 944, on property zoned Planned Development District No. 944, an IR Industrial Research District, and an IM Industrial Manufacturing District in an area bounded by Duluth Street and Singleton Boulevard to the north, Borger Street to the east, Pablo Street to the south, and Vilbig Road to the west

Recommendation of Staff: Approval, subject to a revised conceptual plan, a cross section for the shared access area in Subareas B and C, a cross section for a 53-foot right-of-way, a cross section for an 80-foot right-of-way, and staff's recommended conditions.

Recommendation of CPC: Approval, subject to a revised conceptual plan, a cross section for the shared access area in Subareas B and C, a cross section for a 53-foot right-of-way, a cross section for an 80-foot right-of-way, and conditions

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 September 11, 2019 voting agenda meeting of the city council. Therefore, no speakers were called on the item.

Motion seconded by Councilmember Kingston and unanimously deferred. (McGough, Kleinman, Gates absent when vote taken; Rawlings, Griggs absent)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0930

ZONING CASES – INDIVIDUAL

Item 77: Zoning Case Z189-141(JM)

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to and an expansion of Planned Development District No. 372 on property zoned Planned Development District No. 372 and Planned Development Subdistrict No. 6 within Planned Development District No. 193, the Oak Lawn Special Purpose District, in an area generally bounded by McKinney Avenue to the east, Lemmon Avenue East to the north, Oak Grove Avenue to the west, and Lemmon Avenue to the south

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

Recommendation of CPC: Approval, subject to a revised development plan, a revised landscape plan, and 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:

Walt Mountford, 5732 Horseshoe Trail, representing KDC

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

- That the six additional flat attached signs referenced in Section 51P-372.110(d)(1)(C) are six signs per street frontage; and
- That section 51P-372.110.2 references an income band of 61-80 percent of adjusted median family income

and pass the ordinance.

Motion seconded by Councilmember Callahan.

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

Assigned ORDINANCE NO. 31242

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0931

ZONING CASES – INDIVIDUAL

Item 78: Zoning Case Z189-149(JM)

A public hearing to receive comments regarding an application for and an ordinance granting an MF-2(A) Multifamily District on property zoned a CS Commercial Service District, east of Harry Hines Boulevard, at the terminus of Mail Avenue, to the southeast

Recommendation of Staff: Denial

Recommendation of CPC: Approval

Prior to consideration of the consent zoning docket and the item being read into the record, Deputy Mayor Pro Tem Medrano moved to defer the item to the August 28, 2019 voting agenda meeting of the city council. Therefore, no speakers were called on the item.

Motion seconded by Councilmember Kingston and unanimously deferred. (McGough, Kleinman, Gates absent when vote taken; Rawlings, Griggs absent)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0932

ZONING CASES – INDIVIDUAL

Item 79: Zoning Case Z189-186(CT)

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a commercial motor vehicle parking use on property zoned an IM Industrial Manufacturing District, on the northeast line of South Central Expressway, between McCommas Bluff Road and Youngblood Road

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

Recommendation of CPC: Approval for a two-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 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. (Greyson absent when vote taken; Rawlings, Griggs absent)

Assigned ORDINANCE NOS. 31243

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0933

ZONING CASES – INDIVIDUAL

Item 80: Zoning Case Z189-193(JM)

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise store 3,500 square feet or less on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, on the southwest corner of Great Trinity Forest Way (Loop 12) and Murdock Road

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

Recommendation of CPC: Approval for a two-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 Atkins moved to close the public hearing, accept the recommendation of the city plan commission with the following changes:

- This specific use permit (SUP) expires on June 12, 2021, but is eligible for automatic renewal for additional two-year periods; and
- The conditions regarding landscaping, ingress-egress and parking are removed

and pass the ordinance.

Motion seconded by Deputy Mayor Pro Tem Medrano and unanimously amended. (Greyson absent when vote taken; Rawlings, Griggs absent)

Assigned ORDINANCE NOS. 31244

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0934

ZONING CASES – INDIVIDUAL

Item 81: Zoning Case Z189-211(PD)

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, on the northeast corner of Murdock Road and Elkton Circle, southwest of C.F. Hawn Freeway

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

Recommendation of CPC: Approval for a two-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 Atkins moved to close the public hearing, accept the recommendation of the city plan commission with the following changes:

- That the specific use permit (SUP) is granted for a two-year period with additional two-year automatic renewals; and
- Remove conditions related to ingress-egress and parking

and pass the ordinance.

Motion seconded by Councilmember Callahan and unanimously amended. (Greyson absent when vote taken; Rawlings, Griggs absent)

Assigned ORDINANCE NOS. 31245



OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0935

ZONING CASES – UNDER ADVISEMENT – INDIVIDUAL

Item 82: 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 hearings on February 27, 2019, April 10, 2019, and May 8, 2019, and is scheduled for consideration on June 12, 2019.

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 with the following changes:

- In Section 51P-508.107(c)(6)(C) will read:
  - (i) Except for a public school, landscaping must be provided in accordance with Article X.
  - (ii) For a public school, landscaping must be provided as shown on the landscape plan for Tract 6 (Exhibit 508I). If there is a conflict between the text of this article and the landscape plan, the text of this article controls.
  - (iii) For a public school, except around the baseball field, softball field, and batting cages as shown on the development plan, a minimum six-foot fence is required around the perimeter of Tract 6. The fence must be constructed of wrought iron or similar materials with masonry columns spaced no more than 35 feet apart.
- In Section 51P-508.107(c)(7)(E), romanette (i) will read:
  - (i) Athletic fields. Lighting and outdoor amplification are prohibited for public school use of outdoor athletic fields. Outdoor band practice on the athletic fields is limited to between the hours of 7:00 a.m. and 7:00 p.m., Monday through Friday, and 8:00 a.m. and 7:00 p.m. on Saturdays and legal holidays.
- In the same section, all references to athletic field lighting use and time of use are deleted.
- Subject to a revised landscape plan, revised development plan, and revised traffic management plan.

and pass the ordinance.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

19-0935

Page 2

Motion seconded by Deputy Mayor Pro Tem Medrano and unanimously amended. (Kleinman, Greyson absent when vote taken; Rawlings, Griggs absent)

Assigned ORDINANCE NOS. 31246 AND 31247

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0936

ZONING CASES – UNDER ADVISEMENT – INDIVIDUAL

Item 83: Zoning Case Z178-377(PD)

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

Note: This item was deferred by the City Council before opening the public hearings on February 27, 2019 and April 24, 2019, and is scheduled for consideration on June 12, 2019.

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

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

Dallas Cothrum, 900 Jackson St.

No one appeared 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 with the following change:

- The specific use permit (SUP) is renewed for a two-year time period with eligibility for automatic renewal for additional two-year time periods

and pass the ordinance.

Motion seconded by Councilmember Kingston and unanimously amended. (Rawlings, Griggs absent)

Assigned ORDINANCE NO. 31248

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0937

FLOODPLAIN APPLICATIONS

Item 84: A public hearing to receive comments regarding the application for and approval of the fill permit and removal of the floodplain (FP) prefix from approximately 0.1 acres of the current 2.975 acres of land located at 4144 Cochran Chapel Road, within the floodplain of Bachman Branch, Fill Permit 17-10 - Financing: No cost consideration to the City

No one addressed the city council on the item.

Councilmember Gates moved to close the public hearing.

Motion seconded by Councilmember Atkins and unanimously closed. (Rawlings, Griggs absent)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0938

MISCELLANEOUS HEARINGS

Item 85: A public hearing to receive comments concerning the renewal and expansion of the South Side Public Improvement District (the “District”), in accordance with Chapter 372 of the Texas Local Government Code (the “Act”), for the specified area of the District, for the purpose of providing supplemental public services, to be funded by assessments on real property and real property improvements in the District; and, at the closing of the public hearing authorize **(1)** a resolution renewing the District for a period of seven years, from 2020-2026; **(2)** expansion of the District’s boundary; **(3)** the District’s Service Plan for 2020-2026 for the purpose of providing supplemental public services, to be funded by assessments on real property and real property improvements in the District; and **(4)** a management contract with South Side Quarter Development Corporation, a Texas non-profit corporation, as the management entity for the District - Financing: No cost consideration to the City (see Fiscal Information)

No one addressed the city council on the item.

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

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0939

MISCELLANEOUS HEARINGS

Item 86: A public hearing to receive comments concerning the renewal of the Uptown Public Improvement District (District), in accordance with Chapter 372 of the Texas Local Government Code, for the specified area of the District, for the purpose of providing supplemental public services, to be funded by assessments on real property and real property improvements in the District; and, at the close of the public hearing authorize **(1)** a resolution renewing the District for a period of seven-years, from 2020 to 2026; **(2)** the District's Service Plan for 2020-2026 for the purpose of providing supplemental public services, to be funded by assessments on real property and real property improvements in the District; and **(3)** a management contract with Uptown Dallas, Inc., a Texas non-profit corporation as the management entity for the District - Financing: No cost consideration to the City (see Fiscal Information)

No one addressed the city council on the item.

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

Motion seconded by Councilmember Kingston and unanimously adopted. (Rawlings, Griggs absent)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0940

Closed Session

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

- Legal issues related to 189-031 compliance date hearing and Freddy Davenport d/b/a Jim's Car Wash et al. v. City of Dallas, et al. Cause No. DC-19-04899.
- City of Dallas v. Akita Partners, LLC d/b/a Self Service Car Washes of Texas, et al. Cause No. DC-18-17412.
- Legal issues related to Adams Food Mart at 9535 Bruton Road.
- Legal issues related to demolitions in the 10th Street Historic District and Tenth Street Residential Association v. The City of Dallas, Tx. Cause No. 3:19-CV-00179-N.
- E. Tobolowsky, deceased, Cause No. DC-18-17620.

At 5:21 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 the following matters:

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

- Legal issues related to 189-031 compliance date hearing and Freddy Davenport d/b/a Jim's Car Wash et al. v. City of Dallas, et al. Cause No. DC-19-04899.
- City of Dallas v. Akita Partners, LLC d/b/a Self Service Car Washes of Texas, et al. Cause No. DC-18-17412.
- Legal issues related to Adams Food Mart at 9535 Bruton Road.
- Legal issues related to demolitions in the 10th Street Historic District and Tenth Street Residential Association v. The City of Dallas, Tx. Cause No. 3:19-CV-00179-N.
- E. Tobolowsky, deceased, Cause No. DC-18-17620.

The closed session ended and reconvened to open session at 6:16 p.m. No other matters were discussed during the closed session.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0941

Addendum Item 1: An ordinance amending Chapter 52 "Administrative Procedures for the Construction Codes", Section 303 of the Dallas City Code to amend the method used to calculate the fees charged for residential construction permits to be in compliance with state law - Financing: No cost consideration to the City

Councilmember Kleinman moved to adopt the item.

Motion seconded by Councilmember Atkins and unanimously adopted. (Rawlings, Griggs absent)

Assigned ORDINANCE NO. 31249



OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0942

Addendum Item 2: Authorize the first amendment to the loan agreement with Texas Heavenly Homes, Ltd. for the acquisition and development of single-family homes in the Bottom neighborhood, previously approved by Resolution No. 08-1800 on June 25, 2008, to: **(1)** extend the completion date from January 9, 2016 to: **(a)** within two years of completion of Phase I of the public infrastructure improvement project for the 10 parcels of real property located in Phase I of the public infrastructure improvement project; and **(b)** within two years of completion of Phase II of the public infrastructure improvement project for the 19 parcels of real property located in Phase II of the public infrastructure improvement project; **(2)** require house elevations and plans to conform with the Bottom Urban Structure and Guidelines and the Urban Design Expectations; **(3)** require the constructed homes to be sold to households earning 80 percent of area median income and below; **(4)** impose a five-year period of affordability wherein the home must remain occupied by an eligible household; **(5)** include performance thresholds and requirements; and **(6)** convert the loan agreement to a conditional grant agreement - Financing: No cost consideration to the City

Councilmember Atkins moved to adopt the item.

Motion seconded by Councilmember Arnold and unanimously adopted. (Rawlings, Griggs absent)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0943

Addendum Item 3: Authorize the first amendment to Resolution No. 19-0360, previously approved on February 27, 2019, for a mixed-use and mixed-income multifamily residential development to be located at 2400 Bryan Street to: **(1)** amend the development loan amount with 2400 Bryan Street, LLC or an affiliate (“2400 Bryan”) to only include an amount not to exceed \$6,000,000.00 in Public/Private Partnership Funds for construction; **(2)** authorize a development loan agreement with the City of Dallas Housing Finance Corporation (“DHFC”), instead of 2400 Bryan, for acquisition of land and construction, subject to DHFC Board of Directors’ approval in an amount not to exceed \$7,026,943.00 in Community Development Block Grant Funds; **(3)** allow the closing of the 2400 Bryan and DHFC grant/loan to occur prior to closing on the equity and all other financing for the development; **(4)** allow 2400 Bryan and DHFC to be reimbursed for costs associated to acquisition at closing, but must meet all other requirements under Resolution No. 19-0360 to be reimbursed the remaining loan and grant amounts; and **(5)** allow the City to maintain no less than 3rd lien position - Financing: No cost consideration to the City (see Fiscal Information)

Councilmember Atkins moved to adopt the item.

Motion seconded by Councilmember Kingston and unanimously adopted. (Rawlings, Griggs absent)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0944

Addendum Item 4: Authorize the first amendment to Resolution No. 19-0385, previously approved on February 27, 2019, for a mixed-income multifamily residential development to be located at the intersection of West Camp Wisdom Road and South Westmoreland Road site of the former Red Bird Mall/Southwest Center Mall to: **(1)** amend the development loan amount with Palladium Redbird, Ltd. or an affiliate (“Palladium Redbird”) to only include an amount not to exceed \$5,000,000.00 in HOME Investment Partnership Program Funds for construction; **(2)** authorize a development loan agreement with Palladium Redbird or the City of Dallas Housing Finance Corporation (“DHFC”) for acquisition of land and construction, subject to DHFC Board of Directors’ approval in an amount not to exceed \$1,271,576.00 in Community Development Block Grant Funds; **(3)** allow the closing of the Palladium Redbird and DHFC grant/loan to occur prior to closing on the equity and all other financing for the development; **(4)** allow Palladium Redbird and DHFC to be reimbursed for costs associated to acquisition at closing, but must meet all other requirements under the agreement to be reimbursed the remaining loan and grant amounts; and **(5)** allow the City to maintain no less than 3rd lien position - Financing: No cost consideration to the City (see Fiscal Information)

Councilmember Atkins moved to adopt the item.

Motion seconded by Councilmember Kingston and unanimously adopted. (Rawlings, Griggs absent)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0945

Addendum Item 5: Authorize the first amendment to Resolution No. 19-0387, previously approved on February 27, 2019, for a mixed-income multifamily complex for seniors to be located at 2649 Centerville Road to: **(1)** amend the funding source for the development loan amount with TX Casa View 2018, Ltd. (“TCV”) from \$3,801,000.00 in Community Development Block Grant (“CDBG”) Funds to \$1,620,154.00 in CDBG Funds and \$2,180,846.00 in HOME Investment Partnership Program Funds; and **(2)** allow the closing of the TCV grant/loan to occur prior to closing on the equity and all other financing for the development - Financing: No cost consideration to the City

Councilmember Atkins moved to adopt the item.

Motion seconded by Councilmember Kingston and unanimously adopted. (Rawlings, Griggs absent)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0946

Addendum Item 6: Authorize an increase in the homestead property tax exemption for persons who are disabled or 65 or older from \$90,000 to \$94,100 beginning with the 2019 tax year (fiscal year beginning October 1, 2019) - Estimated Annual Revenue Foregone: \$1,300,000

Councilmember Gates moved to adopt the item with the following change:

- Increase in the homestead property tax exemption for persons who are disabled or 65 or older from \$90,000 to \$100,000 beginning with the 2019 tax year

Motion seconded by Councilmember Narvaez.

During discussion, Councilmember Kleinman moved a substitute motion to adopt the item with the following change:

- Increase in the homestead property tax exemption for persons who are disabled or 65 or older from \$90,000 to \$149,300 beginning with the 2019 tax year

Motion seconded by Councilmember Kingston.

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

Voting Yes: [3] McGough, Kleinman, Kingston

Voting No: [10] Thomas, Medrano, Arnold, Callahan, Narvaez, Felder, Atkins, Clayton, Greyson, Gates

Absent when vote taken: [2] Rawlings, Griggs

The city secretary declared the substitute motion failed.

Presiding Officer Thomas called a record vote on Councilmember Gates' original amended motion:

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

Voting No: [1] Felder

Absent when vote taken: [2] Rawlings, Griggs

The city secretary declared the item amended.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0947

Addendum Item 7: Authorize an increase in appropriations and use of 2017 Bond Funds (Proposition I) in an amount not to exceed \$250,000.00 for design, construction and installation of a new Hawk traffic signal on Singleton Boulevard between McPherson Street and Gulden Lane - Not to exceed \$250,000.00 - Financing: ECO (I) Fund (2017 Bond Funds)

Councilmember Atkins moved to adopt the item.

Motion seconded by Councilmember Narvaez.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0948

Addendum Item 8: Authorize a resolution **(1)** designating approximately 373 acres of property along Buckner Boulevard and Great Trinity Forest Way in the Pleasant Grove area of Dallas, Texas as City of Dallas Neighborhood Empowerment Zone No. 10 (“City of Dallas NEZ No. 10”), pursuant to Chapter 378 of the Texas Local Government Code, to promote an increase in economic development in the zone, establish boundaries of the zone, and provide for an effective date; **(2)** creating a pilot economic development program for City of Dallas NEZ No.10; and **(3)** increasing appropriations, future encumbrances, and disbursement as appropriate in an amount not to exceed \$1,000,000.00 - Financing: ECO (I) Fund (2017 Bond Funds)

The following individual addressed the city council on the item:

Carolyn Bell, 2043 Shortal Dr.

Councilmember Atkins moved to adopt the item.

Motion seconded by Councilmember Callahan.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0949

Addendum Item 9: Authorize **(1)** a development agreement with DD Dunhill Hotel LLC (“Developer”) and/or its affiliates in an amount not to exceed \$3,622,885.00, payable from future Design District TIF District Funds, in consideration of the Virgin Hotel Infrastructure Project on and adjacent to property currently addressed at 1909 Hi Line Drive in Tax Increment Financing Reinvestment Zone Number Eight (Design District TIF District); and **(2)** an increase in appropriations in an amount not to exceed \$3,622,885.00 in the Design District TIF District Fund - Not to exceed \$3,622,885.00 - Financing: Design District TIF District Fund (subject to current and future appropriations from tax increments)

Councilmember Atkins moved to adopt the item.

Motion seconded by Councilmember Narvaez and unanimously adopted. (Rawlings, Griggs absent)



OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0950

Addendum Item 10: Authorize (1) an action to confirm the sale of the Robert E. Lee and the Confederate Soldier sculpture, sold through an online auction held May 23, 2019 through June 5, 2019, to the highest bidder who tenders payment in full and executes a purchase agreement and bill of sale; and (2) the City Manager to execute a purchase agreement and bill of sale with the purchaser - Revenue: \$1,435,000

Councilmember Arnold moved to adopt the item.

Motion seconded by Councilmember Narvaez.

Councilmember Callahan moved a substitute motion to adopt the item with the following change:

Resolution [Section 2]

- Purchaser shall not display the Monument on city property within the City of Dallas.

Motion died due to lack of a second.

Councilmember Kleinman asked Councilmember Arnold if she would accept the following friendly amendment:

- That the Purchaser agrees not to publicly display the Monument in the Dallas-Fort Worth Metropolitan Area instead of only the City of Dallas.

Councilmember Arnold accepted Councilmember Kleinman's friendly amendment as part of her motion.

Councilmember Narvaez, who seconded the motion, also accepted Councilmember Kleinman's friendly amendment.

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

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

Voting No: [1] Callahan

Absent when vote taken: [2] Rawlings, Griggs

The city secretary declared the item amended.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 12, 2019

19-0951

Addendum Item 11: Authorize **(1)** reprogramming of \$600,000.00 from 2017 Bond Funds originally allocated for the Campbell Green Park - Site Improvements Project to the Hillcrest Village Green - Site Development Project; and **(2)** a contract for construction of the Hillcrest Village Green - Site Development Project located at 6959 Arapaho Road - RoeschCo Construction, Inc., best value proposer of two - Not to exceed \$4,293,900.00 - Financing: Park and Recreation Facilities (B) Fund (2017 Bond Funds)

Councilmember Greyson moved to adopt the item.

Motion seconded by Councilmember Atkins.

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

MINUTES OF THE DALLAS CITY COUNCIL  
WEDNESDAY, JUNE 12, 2019

EXHIBIT C