

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, JANUARY 27, 2021

21-0200

VOTING AGENDA MEETING
DALLAS CITY HALL, ROOM 5ES/VIDEO CONFERENCE
MAYOR PRO TEM ADAM MEDRANO, PRESIDING

PRESENT: [14] *Medrano, *McGough, *West, *Thomas, *Arnold, *Resendez, *Narvaez,
*Bazaldua, *Atkins, *Blackmon, *Kleinman, *Mendelsohn, *Gates,
*Blewett

ABSENT: [1] Johnson

The meeting was called to order at 9:19 a.m. with a quorum of the city council present.

The invocation was given by Dr. Edgar Bazan, Senior Pastor, of New World United Methodist Church.

Councilmember Narvaez led the pledge of allegiances of the United States of America and Texas State flags.

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

The meeting recessed at 12:38 p.m. and reconvened at 1:53 p.m.

After all business properly brought before the city council had been considered, the city council adjourned at 4:18 p.m.

ATTEST: _____
Presiding Officer

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.

The actions taken on renewal motions that allows the city council to further discuss (reconsideration) or dispose (rescind) of a motion previously 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.

***Note: Members of the City Council participated in this meeting by video conference.**

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, JANUARY 27, 2021

EXHIBIT A

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, JANUARY 27, 2021

EXHIBIT B

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0201

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: Stan Aten, 3165 Obannon Dr.
SUBJECT: Poor quality city services

SPEAKER: Yolanda Williams, 1012 Pindar Ave.
SUBJECT: General comments

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0202

Item 1: Approval of Minutes of the January 13, 2021 City Council Meeting

Councilmember Atkins moved to adopt the minutes as presented.

Motion seconded by Councilmember West and unanimously adopted. (Johnson absent)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0203

CONSENT AGENDA

The consent agenda consisted of consent agenda items 2-55. Consent agenda items 28 and 38 were corrected. Consent agenda items 14, 16, 41 and 49 were deleted.

Councilmember West requested consent agenda items 10 and 11 be considered as individual items later in the meeting; there was no objection voiced by the city council.

Councilmember Arnold requested consent agenda items 28, 33, 44 and 50 be considered as individual items later in the meeting; there was no objection voiced by the city council.

The city secretary announced consent agenda item 34 would 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 2-9, 12, 13, 15, 17-27, 29-32, 35-40, 42, 43, 45-48 and 51-55 were presented for consideration.

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

Motion seconded by Councilmember Narvaez and unanimously adopted. (Johnson absent)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0204

Item 2: Authorize **(1)** an extension through September 30, 2021 for Community Development Block Grant (CDBG) funded projects which have not met the City's twelve-month obligation or twenty-four-month expenditure requirement; **(2)** preliminary adoption of Reprogramming Budget No. 1 (Substantial Amendment No. 2) to the FY 2020-21 Action Plan to: **(a)** use unspent prior year CDBG Funds in the amount of \$2,011,333 for the Residential Development Acquisition Loan Program and \$509,393 for Emergency Assistance/Rent Program; and **(b)** use unspent Home Investment Partnerships Program (HOME) Funds in the amount of \$1,996,715 for the Housing Development Loan Program; **(3)** an amendment to the City's Citizen Participation Plan to increase the amount required to trigger HUD's substantial amendment process from \$100,000 to \$500,000; and **(4)** a public hearing to be held on February 24, 2021 to receive comments on the proposed use of funds for Reprogramming Budget No. 1 (Substantial Amendment No. 2) to the FY 2020-21 Action Plan - Financing: This action has no cost consideration to the City (see Fiscal Information)

Adopted as a part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0205

Item 3: Authorize a work order under the existing Job Order Contract, previously approved on January 9, 2019, by Resolution No. 19-0074 for construction services with Brown & Root Industrial Services, LLC for structural repairs at Fire Station No. 30 located at 11381 Zodiac Lane - Not to exceed \$650,000.00 - Financing: Capital Construction Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0206

Item 4: Authorize Supplemental Agreement No. 3 to increase the professional services contract with Terracon Consultants, Inc. for engineering design plans and specifications for repairs and to provide construction administration services during the construction phase for structural repairs at Fire Station No. 30 located at 11381 Zodiac Lane - Not to exceed \$124,000.00, from \$49,325.00 to \$173,325.00 - Financing: Capital Construction Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0207

Item 5: Authorize the execution of a discretionary service agreement with Oncor Electric Delivery to relocate and install one single phase transformer and approximately 221 feet of duct bank in order to facilitate the Runway 13R/31L reconstruction project at Dallas Love Field in accordance with Federal Aviation Administration guidelines - Not to exceed \$ 655,086.42 - Financing: Aviation Passenger Facility Charge - Near Term Projects Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0208

Item 6: Authorize an amendment to Resolution No. 20-1940, previously approved on December 9, 2020 for the construction services contract for the Reconstruction of Runway 13R/31L and Taxiway C Phase I Project at Dallas Love Field to establish appropriations in the amount not to exceed \$95,266,257.00 in the 2021 AVI Commercial Paper Fund - Not to exceed \$95,266,257 - Financing: 2021 AVI Commercial Paper Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0209

Item 7: Authorize **(1)** the first amendment to the Other Transaction Agreement with the U.S. Department of Homeland Security, Transportation Security Administration (TSA), (Agreement No. 70T01020T9NCKP166, Amendment No. 1) to accept additional airport reimbursement funds in the amount of \$207,287.36, from \$280,408.00 to \$487,695.36, to provide funding for COVID-19-related cleaning and sanitization activities at Dallas Love Field; **(2)** an increase in appropriations in an amount not to exceed \$207,287.36 in the TSA COVID-19 Cleaning and Sanitization Activities Fund; **(3)** the receipt and deposit of grant funds in an amount not to exceed \$207,287.36 in the TSA COVID-19 Cleaning and Sanitization Activities Fund; **(4)** an extension of terms of Agreement No. 70T01020T9NCKP166 for the period January 1, 2021 to June 30, 2021; and **(5)** execution of the Other Transaction Agreement and all terms, conditions, and documents required by the agreement - Not to exceed \$207,287.36, from \$280,408.00 to \$487,695.36 - Financing: Transportation Security Administration CARES Act Grant Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0210

Item 8: Authorize the **(1)** acceptance of a grant from the Bissell Pet Foundation Empty the Shelters in the amount of \$3,350.00 to be used for partial reimbursement for the adoption prep of each animal during COVID -19 virtual Empty the Shelters event for the period of October 1, 2020 through October 4, 2020; **(2)** establishment of appropriations in an amount not to exceed \$3,350.00 in the Bissell Pet Foundation Empty the Shelters Fund; and **(3)** receipt and deposit of funds in an amount not to exceed \$3,350.00 in the Bissell Pet Foundation Empty the Shelters Fund - Not to exceed \$3,350.00 - Financing: Bissell Pet Foundation Grant Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0211

Item 9: Authorize the **(1)** acceptance of a grant from Maddie's Fund in the amount of \$50,000.00 to be used to fund temporary staff and supplies for innovative, Human Animal Support Systems (HASS) model lifesaving programs for the period December 14, 2020 through July 1, 2021; **(2)** receipt and deposit of funds in an amount not to exceed \$50,000.00 in the Maddie's Fund HASS Pilot Shelter Fund; and **(3)** establishment of appropriations in an amount not to exceed \$50,000.00 in the Maddie's Fund HASS Pilot Shelter Fund - Not to exceed \$50,000.00 - Financing: Maddie's Fund Grant Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0212

Item 10: Authorize an amendment to the City of Dallas Comprehensive Housing Policy, previously approved on May 9, 2018, by Resolution No. 18-0704, as amended, to **(1)** amend the loan terms in the New Construction and Substantial Rehabilitation Program to allow forgivable loans for projects with permanent supportive housing units; and **(2)** to remove the nine percent subsidy cap from the annual HUD 234 - Condominium Housing Limits - Financing: No cost consideration to the City

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

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

Councilmember West moved to adopt the item as recommended by the Housing and Homelessness Solutions Committee (to allow the St. Jude project to go forward) with the following change:

- Commit the amended Comprehensive Housing Policy to the Housing Policy Taskforce for further review and recommendations to the Housing and Homelessness Solutions Committee before other projects move forward.

Motion seconded by Councilmember Blackmon.

After discussion, Presiding Officer Medrano called a vote and declared the item unanimously adopted. (Johnson absent)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0213

Item 11: Authorize a conditional grant agreement with St. Jude, Inc. and/or its affiliates for the rehabilitation of property located at 8102 Lyndon B. Johnson Freeway (LBJ), Dallas Texas 75251, which will provide 180 permanent supportive housing for persons experiencing homelessness for a minimum of 15 years, pursuant to the City's New Construction and Substantial Rehabilitation Program - Not to exceed \$3,300,000.00 - Financing: Homeless Assistance (J) Fund (2017 General Obligation Bond Fund)

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

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

Councilmember West moved to adopt the item.

Motion seconded by Councilmember Blackmon and unanimously adopted. (Johnson absent)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0214

Item 12: Authorize the **(1)** approval of the City Council of the City of Dallas, to act as the applicable elected representative, as defined by Section 147(f)(2)(E) of the Internal Revenue Code of 1986, as amended (Code), of the issuance of multifamily residential mortgage revenue bonds (Bonds) issued by the City of Dallas Housing Finance Corporation (DHFC or Issuer) in one or more series of tax-exempt bonds in an amount not to exceed \$33,000,000.00, for which proceeds of the Bonds will be loaned to Gateway Oak Cliff, LP to finance a portion of the cost for the acquisition of land and new construction of units for a mixed-income multifamily complex to be known as the Gateway Oak Cliff and located at 400 South Beckley Avenue, Dallas, Texas (Development), which includes an increase to the number of affordable units from 173 to 184, for which a public hearing with respect to the Bonds and the Development was held on January 6, 2021, after reasonable public notice was published in a newspaper of general circulation in the City of Dallas all in compliance with Section 147(f) of the Code; and **(2)** approval of the bond issuance and the use of the bond proceeds by the DHFC to finance the construction of the Development - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0215

- Item 13: Authorize the **(1)** approval of the City Council of the City of Dallas to act as the applicable elected representative, as defined by Section 147(f)(2)(E) of the Internal Revenue Code of 1986, as amended (Code), of the issuance of multifamily residential mortgage revenue bonds (Bonds) issued by the City of Dallas Housing Finance Corporation (DHFC) in one or more series of tax-exempt bonds in an amount not to exceed \$20,000,000.00; proceeds of the Bonds will be loaned to Midpark Towers, LP to finance a portion of the cost for the acquisition and renovation of units for a multifamily complex to be known as Midpark Towers, located at 8550 Midpark Road (Development); a public hearing with respect to the Bonds and the Development was held on January 6, 2021, after reasonable public notice was published in a newspaper of general circulation in the City of Dallas all in compliance with the Code; **(2)** approval of the bond issuance and the use of the bond proceeds by the DHFC to finance the construction of the Development; and **(3)** acknowledgement and approval of the Development's location in a census tract that has a poverty rate above 40 percent - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0216

Item 14: ~~Authorize the (1) sale of up to 59 affordable homes to Camden Homes, LLC, and/or its affiliates (Developer) subject to restrictive covenants, a right of reverter, and execution of all necessary documents, pursuant to the City's Land Transfer Program; (2) release of lien for all non tax City liens, notices, or orders that were filed on up to 59 Land Transfer lots sold to Developer prior to or subsequent to the deeds transferring the lots to the City of Dallas; and (3) execution of a development agreement with Developer for the construction of up to 59 single-family homes on the Land Transfer lots — Estimated Revenue: \$59,924.88~~

Deleted

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0217

Item 15: An ordinance amending Chapter 34, "Personnel Rules" of the City Council Code by amending Sections 34-2, 34-4, 34-5, 34-6, 34-8, 34-9, 34-11, 34-13, 34-18, 34-20, 34-21, 34-22, 34-23, 34-24, 34-24.1, 34-27, 34-28, 34-30, 34-32, 34-35, 34-36, 34-38, and 34-40 34-24 to: (1) provide revised personnel rules; (2) provide amended and new definition; (3) provide a saving clause; (4) provide a severability clause; and (5) provide an effective date - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 31745

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0218

Item 16: ~~A resolution adopting the Dallas Arts District Connect Plan on property generally bounded by North St. Paul Street on the west, Woodall Rodgers on the north, North Central Expressway on the east, and San Jacinto Street on the south—
Financing: No cost consideration to the City~~

Deleted

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0219

Item 17: Authorize an Advance Funding Agreement with the Texas Department of Transportation (TxDOT) (CSJ No. 0918-47-237) for payment to TxDOT for engineering review and construction oversight cost for the design of a new roadway on Wheatland Road from the city limits to University Hills Boulevard in the amount of \$8,500.00 - Financing: Street and Transportation (A) Fund (2017 General Obligation Bond Fund)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0220

Item 18: Authorize acquisition from Cheryl Ann Pennington Brooks, of approximately 5,200 square feet of land located near the intersection of Gloyd and Childers Streets for the Cadillac Heights Phase II Project - Not to exceed \$18,000.00 (\$15,000.00, plus closing costs and title expenses not to exceed \$3,000.00) - Financing: Land Acquisition in Cadillac Heights Fund (2006 General Obligation Bond Fund)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0221

Item 19: Authorize acquisition from Dorothy Mae Brookins, of approximately 4,140 square feet of land located near the intersection of Dolphin Road and Detonte Street for the Dolphin Road from Spring Avenue to North Haskell Avenue Project - Not to exceed \$25,000.00 (\$21,913.00, plus closing costs and title expenses not to exceed \$3,087.00) - Financing: Street and Transportation (A) Fund (\$5,000.00) and Capital Projects Reimburse Fund (\$20,000.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0222

Item 20: Authorize acquisition from Frazier Revitalization Inc., of approximately 4,300 square feet of land located near the intersection of Dolphin Road and Detonte Street for the Dolphin Road to Spring Avenue to North Haskell Avenue Project - Not to exceed \$23,000.00 (\$19,754.00, plus closing costs and title expenses not to exceed \$3,246.00) - Financing: Street and Transportation (A) Fund (\$4,600.00) and Capital Projects Reimburse Fund (\$18,400.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0223

Item 21: Authorize acquisition from Freddie Ansley, Fred Isler and Elbert Robinson, Sr., Trustees of the Progressive Baptist Church (East), and their successors in office, of approximately 6,360 square feet of land located near the intersection of Dolphin Road and Detonte Street for the Dolphin Road from Spring Avenue to North Haskell Avenue Project - Not to exceed \$ 33,000.00 (\$29,824.00, plus closing costs and title expenses not to exceed \$3,176.00) - Financing: Street and Transportation (A) Fund (\$6,600.00) and Capital Projects Reimburse Fund (\$26,400.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0224

Item 22: Authorize acquisition from Jose Juan Morales and Diana Corina Villalobos, of approximately 6,360 square feet of land located near the intersection of Dolphin Road and Detonte Street for the Dolphin Road from Spring Avenue to North Haskell Avenue Project - Not to exceed \$15,000.00 (\$12,308.00, plus closing costs and title expenses not to exceed \$ 2,692.00) - Financing: Street and Transportation (A) Fund (\$3,000.00) and Capital Projects Reimburse Fund (\$12,000.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0225

Item 23: Authorize acquisition from Light Economic & Development, Inc., of approximately 4,140 square feet of land improved with a single-family dwelling located near the intersection of Dolphin Road and Detonte Street for the Dolphin Road from Spring Avenue to North Haskell Avenue Project - Not to exceed \$140,000.00 (\$136,124.00, plus closing costs and title expenses not to exceed \$3,876.00) - Financing: Street and Transportation (A) Fund (\$28,000.00) and Capital Projects Reimburse Fund (\$112,000.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0226

Item 24: Authorize acquisition from Reymundo Lopez and Jullis Acosta Mata, of approximately 4,140 square feet of land improved with a single-family dwelling located near the intersection of Dolphin Road and Detonte Street for the Dolphin Road from Spring Avenue to North Haskell Avenue Project - Not to exceed \$84,000.00 (\$81,182.00, plus closing costs and title expenses not to exceed \$2,818.00) - Financing: Street and Transportation (A) Fund (\$16,800.00) and Capital Projects Reimburse (\$67,200.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0227

Item 25: Authorize acquisition from The Royal Kingsquest, LLC, of approximately 9,987 square feet of land improved with a commercial building located near the intersection of Dolphin Road and Detonte Street for the Dolphin Road from Spring Avenue to North Haskell Avenue Project - Not to exceed \$138,000.00 (\$133,322.00, plus closing costs and title expenses not to exceed \$4,678.00) - Financing: Street and Transportation (A) Fund (\$27,600.00) and Capital Projects Reimburse Fund (\$110,400.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0228

Item 26: Authorize acquisition from Wilburn Alexander, Jr., of approximately 4,280 square feet of land located near the intersection of Dolphin Road and Detonte Street for the Dolphin Road to Spring Avenue to North Haskell Avenue Project - Not to exceed \$22,000.00 (\$18,828.00, plus closing costs and title expenses not to exceed \$3,172.00) - Financing: Street and Transportation (A) Fund (\$4,400.00) and Capital Projects Reimburse Fund (\$17,600.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0229

Item 27: Authorize the **(1)** deposit of the amount awarded by the Special Commissioners in the condemnation proceedings styled City of Dallas v. Market Center Boulevard, LLC, et al., Cause No. CC-20-02627-E, pending in Dallas County Court at Law No. 1, to acquire a total of approximately 2,724 square feet of land in Dallas County for the Lower Eastbank Interceptor Project; and **(2)** settlement of the condemnation proceeding for an amount not to exceed the award - Not to exceed \$ 17,706.00, increased from \$114,684.00 (\$111,684.00, plus closing costs and title expenses not to exceed \$3,000.00) to \$132,390.00 (\$129,390.00 being the award, plus closing costs and title expenses not to exceed \$3,000.00) - Financing: Wastewater Construction Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0230

Item 28: A resolution authorizing the City Manager to enter into negotiations with the City of Grand Prairie concerning a potential boundary adjustment in the Bella Lagos area (east of Hardy Road) and requesting that the City Manager report back to the Workforce, Education, and Equity Committee within 90 days about his progress with the City of Grand Prairie - Financing: [This action has ~~N~~no cost consideration to the City \(see Fiscal Information for potential future costs and revenue foregone\)](#)

Corrected

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

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

Councilmember Thomas moved to adopt the item.

Motion seconded by Councilmember Bazaldua.

After discussion, Presiding Officer Medrano called a vote and declared the item unanimously adopted. (Johnson absent)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0231

Item 29: Authorize **(1)** a Project Specific Funding Agreement with Dallas County, Transportation - Major Capital Improvement Projects (Project No. 30221-4) in the amount of \$8,701,920.90 for the implementation of bicycle route and construction of street improvements on Riverfront Boulevard from Cadiz Street to Continental Avenue for participation in design, right -of-way acquisition, construction of paving, drainage; and \$10,500,000.00 for water and wastewater main improvements; **(2)** the credit of reimbursement funds in an amount not to exceed \$1,110,462.82 from Dallas County for the County's share of the Segment A project cost; and **(3)** disbursements in an amount not to exceed \$18,091,458.08 - Total amount \$19,201,920.90 - Financing: Credit from Segment A (\$1,110,462.82); Street and Transportation Improvements Fund (2006 General Obligation Bond Fund) (\$1,352,674.02), Street and Transportation (A) Fund (2017 General Obligation Bond Fund) (\$6,235,506.98), Wastewater Capital Improvement Fund (\$2,500,000.00), and Water Capital Improvement Fund (\$8,000,000.00) (subject to appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0232

Item 30: Authorize **(1)** an Interlocal Agreement with the Texas Department of Transportation (TxDOT) through a grant from the Department of Transportation Federal Highway Administration (CSJ 0196-06-033, etc., CFDA No. 20.205) in the amount of \$388,543.77 to provide cost reimbursement for material and labor costs incurred by the City for intersection and traffic signal improvements at: Harry Hines Boulevard at Willowbrook Road, Northwest Highway (Loop 12) at Lombardy Lane, Buckner Boulevard (Loop 12) at Northwest Highway (State Spur 244), Jim Miller Road at Scyene Road (State Highway 352) and Ledbetter Drive (Loop 12) at Marsalis Avenue; **(2)** the establishment of appropriations in the amount of \$388,543.77 in the TxDOT Traffic Signal Improvement-HSIP December 2020 Fund; **(3)** the receipt and deposit of funds in the amount of \$388,543.77 in the TxDOT Traffic Signal Improvement-HSIP December 2020 Fund; and **(4)** execution of the Interlocal Agreement and all terms, conditions, and documents required by the agreement - Total amount of \$388,543.77 - Financing: Texas Department of Transportation Grant Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0233

Item 31: Authorize **(1)** an Interlocal Agreement with the Texas Department of Transportation (TxDOT) through a grant from the Department of Transportation Federal Highway Administration (CSJ 0918-47-215, etc., CFDA No. 20.205) in the amount of \$640,736.68 to provide cost reimbursement for material and labor costs incurred by the City for intersection and traffic signal improvements at five existing traffic signals at the intersections of: Oates Drive at La Prada Drive, Gaston Avenue at Munger Boulevard, Forest Lane at Marsh Lane, Fair Oaks Avenue at Pineland Drive, Cesar Chavez Boulevard at Hickory Street, Martin Luther King Jr. Boulevard at Atlanta Street, Haskell Avenue at Capitol Avenue and Arapaho Road at Hillcrest Road; **(2)** the establishment of appropriations in the amount of \$640,736.68 in the TxDOT Traffic Signal Improvement-HSIP April 2021 Fund; **(3)** the receipt and deposit of funds in the amount of \$640,736.68 in the TxDOT Traffic Signal Improvement-HSIP April 2021 Fund; and **(4)** execution of the Interlocal Agreement and all terms, conditions, and documents required by the agreement - Total amount of \$640,736.68 - Financing: Texas Department of Transportation Grant Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0234

Item 32: Authorize **(1)** the adoption of the updated Public Transportation Agency Safety Plan for the Dallas Streetcar System; and **(2)** the City Manager to sign the Public Transportation Agency Safety Plan - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0235

Item 33: Authorize **(1)** the receipt and deposit of funds in an amount not to exceed \$100,000.00 from the Downtown Dallas Inc. for the operation and maintenance of the Dallas Streetcar; **(2)** the establishment of appropriations in an amount not to exceed \$100,000.00 in Dallas Streetcar System Fund; and **(3)** payment to Dallas Area Rapid Transit not to exceed \$282,768.00 for the operation and maintenance of the Dallas Streetcar - Total not to exceed \$282,768.00 - Financing: Dallas Streetcar System Fund (\$100,000.00) and Streetcar Developer Fund (\$182,768.00); Estimated Revenue: \$100,000.00

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

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

Councilmember West moved to adopt the item.

Motion seconded by Councilmember Narvaez.

After discussion, Presiding Officer Medrano called a vote and declared the item unanimously adopted. (Johnson absent)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0236

Item 34: Authorize the **(1)** acceptance of a grant from the Hillcrest Foundation Care of Communities Foundation of Texas in the amount of \$50,000.00 to preserve and restore the Juanita J. Craft Civil Rights House for the period January 27, 2021 through January 26, 2022; **(2)** receipt and deposit of funds in an amount not to exceed \$50,000.00 in the Hillcrest Foundation Care of Communities Foundation of Texas Grant Fund; **(3)** establishment of appropriations in amount not to exceed \$50,000.00 in the Hillcrest Foundation Care of Communities Foundation of Texas Grant Fund; and **(4)** execution of the grant agreement with Hillcrest Foundation and Bank of America, NA, as Co-Trustee, and all terms, conditions, and documents required by the grant agreement - Not to exceed \$50,000.00 - Financing: Hillcrest Foundation Care of Communities Foundation of Texas Grant Fund

The city secretary announced the item would be considered as an individual item later in the meeting; there was no objection voiced by the city council.

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

Councilmember Bazaldua moved to adopt the item.

Motion seconded by Councilmember Narvaez.

After discussion, Presiding Officer Medrano called a vote and declared the item unanimously adopted. (Johnson absent)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0237

Item 35: Authorize the **(1)** acceptance of a monetary donation in an amount not to exceed \$7,500.00 from Fair Park First for the exploration of the history of the Hall of Negro Life through the Office of Arts and Culture; **(2)** receipt and deposit of funds in an amount not to exceed \$7,500.00 in the Office of Cultural Affairs Gift and Donations Fund; and **(3)** establishment of appropriations in an amount not to exceed \$7,500.00 in the Office of Cultural Affairs Gift and Donations Fund - Not to exceed \$7,500.00 - Financing: Office of Cultural Affairs Gift and Donations Fund; Revenue: Office of Cultural Affairs Gift and Donations Fund \$7,500.00

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0238

Item 36: Authorize the **(1)** acceptance of a monetary donation in the amount of \$10,000.00 from Inspire Art Dallas, Inc. for the exploration of the history of the Hall of Negro Life through the Office of Arts and Culture; **(2)** receipt and deposit of funds in an amount not to exceed \$10,000.00 in the Office of Cultural Affairs Gift and Donations Fund; and **(3)** establishment of appropriations in an amount not to exceed \$10,000.00 in the Office of Cultural Affairs Gift and Donations Fund - Not to exceed \$10,000.00 - Financing: Office of Cultural Affairs Gift and Donations Fund; Revenue: Office of Cultural Affairs Gift and Donations Fund \$10,000.00

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0239

Item 37: Authorize Supplemental Agreement No. 1 to the design-build contract with CORE Construction Services of Texas, Inc. to provide construction services for Fire Station No. 36 replacement facility to be located at 2300 Singleton Boulevard - Not to exceed \$5,908,377.00, from \$530,910.00 to \$6,439,287.00 - Financing: Public Safety (G) Fund (2017 General Obligation Bond Fund)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0240

Item 38: Authorize the City Manager to **(1)** apply for and receive and deposit funds in an amount not to exceed ~~\$40,500,000.00~~ \$40,700,000.00 in Coronavirus Response and Relief Funds for the Emergency Rental Assistance Program from the U.S. Department of the Treasury (“Treasury”); **(2)** establish appropriations in an amount not to exceed ~~\$40,500,000.00~~ \$40,700,000.00 in the Emergency Rental Assistance Program Grant Fund; **(3)** execute any documents necessary with the Treasury to accept and/or spend the funds; **(4)** implement an Emergency Rental Assistance and Utility Assistance Program in accordance with **Exhibit A** and utilize up to 10% of the funds for administration; and **(5)** execute five subrecipient agreements with **(a)** Abounding Prosperity, Incorporated in an amount not to exceed \$1,080,000.00; **(b)** Dallas Leadership Foundation in an amount not to exceed \$537,000.00; **(c)** First Presbyterian Church of Dallas, Texas dba the Stewpot in an amount not to exceed \$324,000.00; **(d)** International Rescue Committee, Inc. in an amount not to exceed \$268,500.00; and **(e)** United Way of Metropolitan Dallas, Inc. in an amount not to exceed \$10,000,000.00 - Total not to exceed ~~\$40,500,000.00~~ \$40,700,000.00 - Financing: U.S. Department of the Treasury Emergency Rental Assistance Program Grant Fund

Corrected

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0241

Item 39: Authorize an amendment to Resolution No. 20-1037, previously approved on June 24, 2020, authorizing the City Manager to execute an Option Agreement, in accordance with the Community Inspired Redevelopment Demonstration Project Program Statement, with CityBuild Community Development Corporation “CityBuild” for a portion of city-owned property located at 12000 Greenville Avenue, Dallas, Dallas County, Texas to replace “CityBuild Community Development Corporation” with “Refuge City of Dallas, Inc.” - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0242

Item 40: An ordinance amending Chapter 2, "Administration" of the Dallas City Code by adding a new Article XXIX, "Veteran Affairs Commission" to: **(1)** provide the creation of the veteran affairs commission; **(2)** provide the terms, membership requirements, meeting requirements, and functions of the veteran affairs commission; **(3)** provide a saving clause; **(4)** provide a severability clause; and **(5)** provide an effective date - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 31746

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0243

Item 41: ~~Authorize (1) an acquisition contract for the purchase and implementation of a golf course pro shop point of sale software system for the Park & Recreation Department in the amount of \$49,790; and (2) a five year service contract for maintenance and support of a golf course pro shop point of sale software system for the Park & Recreation Department in the amount of \$145,600 -- Pro-Shopkeeper Computer Software Co., Inc. dba Club Prophet Systems, most advantageous proposer of six -- Total not to exceed \$195,390 -- Financing: Golf Improvement Trust Fund (subject to annual appropriations)~~

Deleted

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0244

Item 42: Authorize a one-year cooperative purchasing agreement for Microsoft premier support services for the Department of Information and Technology Services with Microsoft Corporation through the Department of Information Resources cooperative agreement - Not to exceed \$395,734 - Financing: Data Services Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0245

Item 43: Authorize a one-year professional services contract to develop a master plan for the Kay Bailey Hutchison Convention Center Dallas - WSP USA, Inc., most advantageous proposer of five - Not to exceed \$4,888,698 - Financing: Convention Center Construction Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0246

Item 44: Authorize a service contract for non-profit public facility improvement projects for the Office of Budget and Management Services - CitySquare in the amount of \$500,000 and Catholic Charities of Dallas, Inc. in the amount of \$179,588, most advantageous proposers of four - Total not to exceed \$679,588 - Financing: FY 2020-21 Community Development Block Grant Fund

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

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

Councilmember Bazaldua moved to adopt the item.

Motion seconded by Councilmember West.

During discussion, Councilmember Arnold moved a subsidiary motion to hold the item until the afternoon session.

Subsidiary motion seconded by Councilmember Mendelsohn.

During further discussion, Councilmember Arnold withdrew her subsidiary motion; there was no objection voiced by the city council.

After discussion, Presiding Officer Medrano called a record vote on Councilmember Bazaldua's original motion to adopt the item:

Voting Yes: [13] Medrano, McGough, West, Thomas, Resendez,
Narvaez, Bazaldua, Atkins, Blackmon,
Kleinman, Mendelsohn, Gates, Blewett

Voting No: [1] Arnold

Absent when vote taken: [1] Johnson

The city secretary declared the item adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0247

Item 45: Authorize a three-year service contract, with three one-year renewal options, for the collection of delinquent fines and fees for violations of City ordinances, traffic, and state laws, excluding parking violations - Linebarger Goggan Blair & Sampson, LLP, most advantageous proposer of four - Estimated Annual Gross Revenue: \$7,891,666.67 - General Fund (\$4,937,991.00), Technology Fund (\$184,139.00), Security Fee Fund (\$138,104.34), Juvenile Case Manager Fund (\$110,483.33), Dallas Tomorrow Fund (\$153,449.00), and Special Contract Collection Fund (\$2,367,500.00) (see Fiscal Information)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0248

Item 46: Authorize **(1)** a nine-month service price agreement for front-load waste collection and disposal services at City facilities for the Department of Sanitation Services - Premier Waste Services, LLC dba Moore Disposal - Estimated amount of \$161,604; **(2)** the ratification of the City Manager's purchase of front-load waste collection and disposal services at City Facilities for the Department of Sanitation Services with Premier Waste Services, LLC dba Moore Disposal - Not to exceed \$51,986; and **(3)** Supplemental Agreement No. 2 to increase the service contract with Premier Waste Services, LLC dba Moore Disposal for roll-off waste collection and disposal services at City facilities and to extend the term from March 31, 2021 to November 30, 2021 - Not to exceed \$589,831.25, from \$2,879,325.00 to \$3,469,156.25 - Total estimated amount of \$803,421.25 - Financing: Sanitation Operation Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0249

Item 47: Authorize a three-year service price agreement to develop and administer public safety promotional examinations for the Civil Service Department - Morris & McDaniel, Inc., most advantageous proposer of five - Estimated amount of \$583,000
- Financing: General Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0250

Item 48: Authorize a three-year service price agreement, with two one-year renewal options, to monitor, maintain, and repair the Woodall-Rodgers Tunnel lights and jet fans for the Department of Transportation - CMC Network Solutions, LLC, only proposer - Estimated amount of \$5,025,916 - Financing: General Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0251

Item 49: ~~Authorize a five-year service price agreement, with five one-year renewal options, for the purchase, installation, maintenance, and support of on-board cameras and a corresponding fleet management system for the Department of Sanitation Services. The Heil Co. dba 3rd Eye, most advantageous proposer of four. Estimated amount of \$6,824,974.74. Financing: Sanitation Capital Improvement Fund (\$2,918,853.88) and Sanitation Operation Fund (\$3,906,120.86)~~

Deleted

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0252

Item 50: Authorize a one-year policy for excess workers' compensation insurance through an Interlocal Agreement with the Texas Municipal League Intergovernmental Risk Pool, and subject to approval by the Executive Board of Texas Municipal League Intergovernmental Risk Pool effective February 1, 2021 through January 31, 2022 - Not to exceed \$864,000 - Financing: Workers' Compensation Fund

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

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

Councilmember Blewett moved to adopt the item.

Motion seconded by Councilmember Bazaldua and unanimously adopted. (Johnson absent)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0253

Item 51: Authorize a three-year Licensed Training Provider Agreement with the American Red Cross - North Texas Region (Red Cross) to permit City of Dallas Park and Recreation Department certified instructors to use Red Cross licensed training materials in the instruction of water safety training courses - Not to exceed \$15,000.00 - Financing: General Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0254

Item 52: Authorize an Interlocal Agreement with the City of Plano for construction of the Preston Ridge Trail Connector in the City of Dallas city limits from the City of Plano city limits at the south side of the President George Bush Turnpike at Ohio Drive to the termination of the existing Preston Ridge Trail and maintenance and operations thereafter by the respective municipalities - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0255

Item 53: Authorize an increase in the construction services contract with Azteca Enterprises, Inc. for additional scope of work for construction for upgrades to the fire alarm, electrical distribution panels, heating, ventilation, and air conditioning controls systems, air treatment, and other miscellaneous work for the Fair Park Coliseum Facility Improvements Project located at 1438 Coliseum Drive - Not to exceed \$851,357.27, from \$10,138,840.87 to \$10,990,198.14 - Financing: Fair Park Improvements (C) Fund (2017 General Obligation Bond Fund)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0256

Item 54: Authorize an increase in the construction services contract with J.C. Commercial, Inc. to add increased scope of work for the construction of the addition of a senior activity center, technology center, and gymnasium and expansion of the parking lot at Willie B. Johnson Recreation Center located at 12225 Willowdell Drive - Not to exceed \$81,651.92, from \$7,329,663.60 to \$7,411,315.52 - Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0257

Item 55: Authorize an increase in the construction services contract with NPL Construction Co. for additional paving repair services throughout the City resulting from water and wastewater pipeline maintenance - Not to exceed \$2,546,045.00, from \$20,527,342.65 to \$23,073,387.65 - Financing: Water Utilities Capital Construction Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0258

Item 56: 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 2019-2021 term.

Councilmember West moved to appoint the following:

- Valerie Hawthorne to the Dallas Public Facility Corporation;
- Reginald Seastrunk to the Permit and License Appeal Board;
- Robert Stimson and Michael Pappas to the Redistricting Commission;
- Lakeysa Townsend, US Department of Veteran Affairs Representative, to the Dallas Area Partnership to End and Prevent Homelessness Local Government Corporation;
- Elsie Thurman, Dallas County Resident, to the Reinvestment Zone Nine Board (Vickery Meadow); and
- Alexis Martinez, Dallas County Resident, to the Reinvestment Zone Eighteen Board (Maple/Mockingbird).

Motion seconded by Councilmember Bazaldua and unanimously adopted. (Johnson absent)

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

21-5302	DAP	DALLAS AREA PARTNERSHIP TO END AND PREVENT HOMELESSNESS LOCAL GOVERNMENT CORPORATION
21-5303	DPC	DALLAS PUBLIC FACILITY CORPORATION
21-5304	PLA	PERMIT AND LICENSE APPEAL BOARD
21-5305	RDC	REDISTRICTING COMMISSION
21-5306	RZ09	REINVESTMENT ZONE NINE BOARD (VICKEY MEADOW)
21-5307	RZ18	REINVESTMENT ZONE EIGHTEEN BOARD (MAPLE/MOCKINGBIRD)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0259

Item 57: Authorize the second step of acquisition for condemnation by eminent domain to acquire from the Heirs At Law of the Estate of Totsie Irene Farley, deceased; the Heirs At Law of the Estate of Marion Adoree Farley Smith, deceased; Caressa Jean Smith Holder, as her interest may appear and the Heirs At Law of the Estate of Frederick Alexander Smith, deceased, as their interest may appear, of approximately 473,497 square feet of land, located near the intersection of Masters Drive and Old Seagoville Road for the District 5 New Park at Masters Drive Project - Not to exceed \$574,000.00 (\$568,196.00, plus closing costs and title expenses not to exceed \$5,804.00) - Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Funds)

The city secretary announced the item required a motion that the Council of the City of Dallas adopt the item and authorize the second step of acquisition for condemnation by eminent domain from the Heirs At Law of the Estate of Totsie Irene Farley, deceased; the Heirs At Law of the Estate of Marion Adoree Farley Smith, deceased; Caressa Jean Smith Holder, as her interest may appear and the Heirs At Law of the Estate of Frederick Alexander Smith, deceased, as their interest may appear, of approximately 473,497 square feet of land, located near the intersection of Masters Drive and Old Seagoville Road for the District 5 New Park at Masters Drive Project.

The city secretary announced the item would require a record vote.

Councilmember Resendez moved to adopt the item.

Motion seconded by Councilmember West.

Presiding Officer Medrano called a record vote on Councilmember Resendez's motion:

Voting Yes: [14] Medrano, McGough, West, Thomas, Arnold, Resendez, Narvaez, Bazaldua, Atkins, Blackmon, Kleinman, Mendelsohn, Gates, Blewett

Voting No: [0]

Absent: [1] Johnson

The city secretary declared the item adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0260

Note: Agenda Item Nos. 58 and 59 must be considered collectively.

Item 58: Authorize **(1)** a Project Specific Agreement with Dallas County for the Transit-Oriented Development Planning and Implementation Project Major Capital Improvement Program (MCIP) 10227 and MCIP 40221; **(2)** the receipt and deposit of funds in an amount not to exceed \$ 234,000.00 in the Capital Projects Reimbursement Fund; and **(3)** the establishment of appropriations in an amount not to exceed \$234,000.00 in the Capital Projects Reimbursement Fund - Not to exceed \$234,000.00 - Financing: Capital Projects Reimbursement Fund (This item was deferred on September 23, 2020)

Councilmember Atkins moved to defer agenda items 58 and 59 to the April 28, 2021 voting agenda meeting of the city council.

Motion seconded by Councilmember West.

After discussion, Presiding Officer Medrano called a record vote on Councilmember Atkins' motion:

Voting Yes:	[8]	McGough, West, Thomas, Narvaez, Atkins, Mendelsohn, Gates, Blewett
Voting No:	[6]	Medrano, Arnold, Resendez, Bazaldua, Blackmon, Kleinman
Absent:	[1]	Johnson

The city secretary declared the items deferred.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0261

Note: Agenda Item Nos. 58 and 59 must be considered collectively.

Item 59: Authorize an eighteen-month service contract to develop an update to the *forwardDallas!* Comprehensive Land Use Plan for the Department of Planning and Urban Design - Houseal Lavigne Associates, LLC, most advantageous proposer of fourteen - Not to exceed \$649,960 - Financing: Building Inspection Fund (\$415,960) and Capital Projects Reimbursement Fund (\$234,000) (This item was deferred on September 23, 2020)

Councilmember Atkins moved to defer agenda items 58 and 59 to the April 28, 2021 voting agenda meeting of the city council.

Motion seconded by Councilmember West.

After discussion, Presiding Officer Medrano called a record vote on Councilmember Atkins' motion:

Voting Yes:	[8]	McGough, West, Thomas, Narvaez, Atkins, Mendelsohn, Gates, Blewett
Voting No:	[6]	Medrano, Arnold, Resendez, Bazaldua, Blackmon, Kleinman
Absent:	[1]	Johnson

The city secretary declared the items deferred.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0262

Item 60: An ordinance amending Chapter 50, "Consumer Affairs," of the Dallas City Code by amending Article XI **(1)** providing regulations for credit services organizations and additional requirements for credit access businesses; **(2)** providing a penalty not to exceed \$500.00; **(3)** providing a saving clause; **(4)** providing a severability clause; and **(5)** providing an effective date - Financing: No cost consideration to the City

The following registered speakers addressed the city council on the item:

Rob Norcross, 302 Bowie St., Roanoke, TX, representing Consumer Service Alliance of Texas
Victoria Newman, 15 Bull St., Savannah, GA, representing TitleMax of Texas Inc.

Councilmember Thomas moved to adopt the item.

Motions seconded by Councilmember Mendelsohn.

After discussion, Councilmember Thomas requested a record vote.

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

Voting Yes:	[14]	Medrano, McGough, West, Thomas, Arnold, Resendez, Narvaez, Bazaldua, Atkins, Blackmon, Kleinman, Mendelsohn, Gates, Blewett
Voting No:	[0]	
Absent:	[1]	Johnson

The city secretary declared the item adopted.

Assigned ORDINANCE NO. 31747

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0263

Item 61: A resolution requesting the Board of Adjustment to authorize compliance proceedings for Bar 3606 located at 3606 Greenville Avenue, Ste. B, Dallas, Texas - Financing: No cost consideration to the City (via Councilmembers Blewett, Arnold, Mayor Pro Tem Medrano, Blackmon, and Bazaldua)

Councilmember Blewett moved to adopt the item.

Motion seconded by Councilmember Narvaez.

Presiding Officer Medrano called a vote and declared the item adopted on a divided vote with Councilmember West and Councilmember Kleinman voting "No." (Johnson absent)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0264

Item 62: A resolution requesting the Board of Adjustment to authorize compliance proceedings for Big D Cut Rate Beer and Wine located at 1405 Martin Luther King, Jr. Boulevard, Dallas, Texas - Financing: No cost consideration to the City (via Councilmembers Bazaldua, West, Arnold, Mayor Pro Tem Medrano, and Resendez)

Councilmember Bazaldua moved to adopt the item.

Motion seconded by Councilmember Arnold.

After discussion, Presiding Officer Medrano called a vote and declared the item adopted on a divided vote with Councilmember West voting "No." (Johnson absent)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0265

Item 63: A resolution requesting the Board of Adjustment to authorize compliance proceedings for Good Price Beverages located at 1519 Martin Luther King, Jr. Boulevard, Dallas, Texas - Financing: No cost consideration to the City (via Councilmembers Bazaldua, West, Arnold, Mayor Pro Tem Medrano, and Resendez)

Councilmember Bazaldua moved to adopt the item.

Motion seconded by Councilmember Narvaez.

Presiding Officer Medrano called a vote and declared the item adopted on a divided vote with Councilmember West voting "No." (Johnson absent)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0266

Item 64: A resolution requesting the Board of Adjustment to authorize compliance proceedings for Good Price Beverages located at 1519 Martin Luther King, Jr. Boulevard, Dallas, Texas - Financing: No cost consideration to the City (via Councilmembers Bazaldua, West, Arnold, Mayor Pro Tem Medrano, and Resendez)

Councilmember Atkins moved to adopt the item.

Motion seconded by Councilmember West.

After discussion, Presiding Officer Medrano called a vote and declared the item unanimously adopted. (Johnson absent)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0267

Prior to consideration of the consent zoning docket and the item being read into the record, Councilmember Blackmon moved to defer agenda item Z6 to the February 24, 2021 voting agenda meeting of the city council. Therefore, no speakers were called on the item.

Prior to consideration of the consent zoning docket and the item being read into the record, Councilmember Arnold moved to defer agenda item Z8 to the March 24, 2021 voting agenda meeting of the city council. Therefore, no speakers were called on the item.

The consent zoning docket consisted of agenda items Z1-Z10.

Agenda item Z1: Zoning Case Z190-133(CT)
Agenda item Z2: Zoning Case Z190-290(LG)
Agenda item Z3: Zoning Case Z190-317(PD)
Agenda item Z4: Zoning Case Z190-320(PD)
Agenda item Z5: Zoning Case Z190-325(CT)
Agenda item Z6: Zoning Case Z190-327(JK)
Agenda item Z7: Zoning Case Z190-332(ND)
Agenda item Z8: Zoning Case Z190-339(JK)
Agenda item Z9: Zoning Case Z190-347(LG)
Agenda item Z10: Zoning Case Z190-354(LG)

Therefore, the consent zoning docket, consisting of agenda items Z1-Z5, Z7, Z9 and Z10 was presented for consideration.

Agenda item Z1: Zoning Case Z190-133(CT)
Agenda item Z2: Zoning Case Z190-290(LG)
Agenda item Z3: Zoning Case Z190-317(PD)
Agenda item Z4: Zoning Case Z190-320(PD)
Agenda item Z5: Zoning Case Z190-325(CT)
Agenda item Z7: Zoning Case Z190-332(ND)
Agenda item Z9: Zoning Case Z190-347(LG)
Agenda item Z10: Zoning Case Z190-354(LG)

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

21-0267

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The following individuals addressed the city council:

Audra Buckley, 1414 Belleview St. [Agenda Item Z2]

Robert Baldwin, 3904 Elm St. [Agenda Item Z3]

Debra Cano, 2418 Sunset Ave. [Agenda Item Z7]

Ban Alali, 903 18th St., Plano, TX [Agenda Item Z7]

Alex Oshmyansky, 1400 Hi Line Dr., representing Mark Cuban Cost Plus
Company [Agenda Item Z10]

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

Motion seconded by Councilmember Blackmon and unanimously adopted. (Johnson absent)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0268

Item Z1: Zoning Case Z190-133(CT) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting a R-10(A) Single Family District on property zoned an NS(A)-D-1 Neighborhood Service District with a D-1 Liquor Control Overlay, on the northwest corner of Ravenview Road and Garden Grove Drive

Recommendation of Staff and CPC: Approval with retention of the D-1 Liquor Control Overlay

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 31748

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0269

Item Z2: Zoning Case Z190-290(LG) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for an O -2 Office Subdistrict with deed restrictions volunteered by the applicant on property zoned an MF-2 Multiple-Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northeast corner of Rawlins Street and north of Knight Street with consideration given to and an ordinance granting a Planned Development Subdistrict for MF-2 Multiple-Family Subdistrict uses and office and live/work uses

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

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 31749

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0270

Item Z3: Zoning Case Z190-317(PD) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting a CR Community Retail District and a resolution accepting deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District, on the southeast corner of Scyene Road and Prairie Creek Road

Recommendation of Staff and CPC: Approval, subject to deed restrictions volunteered by the applicant

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 31750

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0271

Item Z4: Zoning Case Z190-320(PD) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting a CR Community Retail District and a resolution accepting deed restrictions volunteered by the applicant on property zoned an NS(A) Neighborhood Service District, on the southwest corner of Cockrell Hill Road and Red Bird Lane

Recommendation of Staff and CPC: Approval, subject to deed restrictions volunteered by the applicant

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 31751

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0272

Item Z5: Zoning Case Z190-325(CT) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting an expansion of Planned Development District No. 761 (LI Subdistrict) on property zoned an A(A) Agricultural District, north of Witt Road between Lancaster-Hutchins Road and Blanco Drive

Recommendation of Staff and CPC: Approval

Adopted as part of the zoning consent docket.

Assigned ORDINANCE NO. 31752

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0273

Item Z6: Zoning Case Z190-327(JK) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2294 for an alcoholic beverage establishment limited to a private club -bar and a commercial amusement (inside) limited to a dance hall on property zoned a CS Commercial Service District, on the west line of McCree Road, north of East Northwest Highway

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

Prior to consideration of the consent zoning docket and the item being read into the record, Councilmember Blackmon moved to defer the item to the February 24, 2021 voting agenda meeting of the city council. Therefore, no speakers were called on the item.

Motion seconded Councilmember Narvaez and unanimously deferred. (Johnson absent)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0274

Item Z7: Zoning Case Z190-332(ND) [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 use on property zoned an R-10(A) Single Family District with Specific Use Permit No. 601 for a private school on a portion of the property on the southwest corner of West Kiest Boulevard and Rio Grande Avenue

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

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 31753

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0275

Item Z8: Zoning Case Z190-339(JK) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting a TH-3(A) Townhouse District on property zoned an R-7.5 (A) Single Family District, on the northwest side of Edgemont Avenue, east of Stirling Avenue

Recommendation of Staff and CPC: Approval

Prior to consideration of the consent zoning docket and the item being read into the record, Councilmember Arnold moved to defer the item to the March 24, 2021 voting agenda meeting of the city council. Therefore, no speakers were called on the item.

Motion seconded Councilmember Narvaez and unanimously deferred. (Johnson absent)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0276

Item Z9: Zoning Case Z190-347(LG) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2355 for a late-hours establishment limited to an alcoholic beverage establishment for a bar, lounge or tavern use on property zoned Planned Development District No. 842 for CR Community Retail District uses, on the west side of Greenville Avenue, southeast of Ross Avenue

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

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 31754

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0277

Item Z10: Zoning Case Z190-354(LG) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a manufacturing laboratory on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the north side of Taylor Street, east of North Walton Street

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

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 31755

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0278

ZONING CASES – INDIVIDUAL

Note: Agenda Item No. PH1 must be considered before Agenda Item No. Z11 may be considered.

Item Z11: Z167-360(NW)

A public hearing to receive comments regarding a City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 145, Planned Development District No. 708, and CA-1(A) Central Area District with consideration being given to appropriate zoning for the area including use, development standards, and other appropriate regulations, on property generally bounded by North St. Paul Street on the west, Woodall Rodgers on the north, North Central Expressway on the east, and San Jacinto Street on the south and ordinances granting the amendments

Recommendation of Staff and CPC: Approval of proposed amendments to Planned Development District No. 145; and approval of proposed amendments and expansion of Planned Development District No. 708

The city secretary stated the item required a favorable vote of three-fourths for adoption.

The following individuals addressed the city council on the item:

Lily Weiss, 750 N. St. Paul St.
Jill Magnuson, 2001 Flora St.
Kourtny Garrett, 901 Main St.
Suzan Kedron, 2323 Ross Ave.

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

- Remove Bald Cypress and Pecan from the list of allowed street trees

and pass the ordinances.

Motion seconded by Councilmember Blackmon and unanimously amended. (Johnson absent)

Assigned ORDINANCE NOS. 31756 AND 31757

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0279

ZONING CASES – INDIVIDUAL

Item Z12: Z190-121(AU)

A public hearing to receive comments regarding an application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less use on property zoned Subdistrict 2 within Planned Development District No. 535, the C. F. Hawn Special Purpose District No. 3, with a D-1 Liquor Control Overlay, on the northeast corner of South St. Augustine Drive and C. F. Hawn Freeway

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

Recommendation of CPC: Denial without prejudice

The following individual addressed the city council on the item:

Ryan Hughes, 2225 E. Randoll Mill Rd., Arlington, TX

Councilmember Resendez moved to close the public hearing, accept the recommendation of the city plan commission and deny the item without prejudice.

Motion seconded by Councilmember Mendelsohn and unanimously denied. (Johnson absent)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0280

ZONING CASES – INDIVIDUAL

Item Z13: Z190-237(CT)

A public hearing to receive comments regarding an application for and an ordinance granting the creation of a new subdistrict to allow for MF-2(A) Multifamily District uses within Subarea 9 within Planned Development District No. 298, the Bryan Area Special Purpose District, on the north, west, and south corners of Burlew Street and Scurry Street

Recommendation of Staff: Approval, subject to staff recommended conditions

Recommendation of CPC: Approval, subject to conditions

No one addressed the city council on the item.

Mayor Pro Tem Medrano 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. (Johnson absent)

Assigned ORDINANCE NO. 31758

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0281

ZONING CASES – INDIVIDUAL

Item Z14: Z190-312(PD)

A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for a CS Commercial Service District on property zoned a CS Commercial Service District, on the north corner of Ann Avenue and Parry Avenue

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

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

The following individual addressed the city council on the item:

Rob Baldwin, 3904 Elm St., representing Jubilee Park

Mayor Pro Tem Medrano moved to close the public hearing, accept the recommendation of the city plan commission with the following changes:

[Section 51P-1044.113(i)]

- Parry Avenue. Frontage on Parry Avenue must include a pedestrian walkway and urban street buffer planting area. The planting area must include a tree planting area as shown on the development plan. A street-oriented pedestrian plaza area, including an open community corner with a ground level, full height transparent opening to the intersection connected to the Ann Avenue building entry and interior, must be incorporated in the façade design lobby as shown on the conceptual elevation (Exhibit 1044B)

and pass the ordinance.

Motion seconded by Councilmember Narvaez and unanimously amended. (Johnson absent)

Assigned ORDINANCE NO. 31759

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0282

ZONING CASES – INDIVIDUAL

Item Z15: Z190-321(PD)

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 1543 for a public school other than an open-enrollment charter school use on property zoned an R-7.5(A) Single Family District, on the east corner of Ferguson Road and Plummer Drive

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

Recommendation of CPC: Approval for a 30-year period, subject to a revised site plan, a landscape plan, a traffic management plan, and conditions

No one addressed the city council on the item.

Councilmember Blackmon 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. (Johnson absent)

Assigned ORDINANCE NO. 31760

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0283

ZONING CASES – INDIVIDUAL

Item Z16: Z190-335(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 a CS-D-1 Commercial Service District with a D-1 Liquor Control Overlay, on the northwest line of South Beltline Road, southwest of Kleberg 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

The following individuals addressed the city council on the item:

Catherine Chamblee, 511 W. 7th St., Austin, TX, representing Dolgencorp of Texas Inc.
Andrea Rudd, 1700 Sweetwater Ln., Prosper, TX, representing Dollar General

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. (Johnson absent)

Assigned ORDINANCE NO. 31761

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0284

ZONING CASES – INDIVIDUAL

Item Z17: Z190-342(AU)

A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2308 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, on the north side of West Camp Wisdom Road, east of Marvin D. Love Freeway (US 67)

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

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

The following individual addressed the city council on the item:

Kendra Larach, 3904 Elm St.

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

Motion seconded by Councilmember Atkins.

Presiding Officer Medrano called a vote and declared the item adopted on a divided vote with Councilmember Arnold voting “No.” (Johnson absent)

Assigned ORDINANCE NO. 31762

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0285

ZONING CASES – INDIVIDUAL

Item Z18: Z190-343(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 a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the east side of St. Augustine Drive, south of Seagoville 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

The following individuals addressed the city council on the item:

Wayne Martin, 342 S. St. Augustine Ctr., representing Dollar General
Catherine Chamblee, 511 W. 7th St., Austin, TX, representing Dolgencorp of Texas Inc
Andrea Rudd, 1700 Sweetwater Ln., Prosper, TX, representing Dollar General

Councilmember Resendez 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. (Johnson absent)

Assigned ORDINANCE NO. 31763

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0286

ZONING CASES – INDIVIDUAL

Item Z19: Z190-352(CT)

A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for MF-2(A) Multifamily District uses on property zoned a CR Community Retail District, on the southwest side of Simpson Stuart Road and the west side of Bonnie View Road

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

The following individuals addressed the city council on the item:

Tom Huth, 13455 Noel Rd., representing Palladium Simpson Stuart Ltd.
Maxwell Fisher, 2201 Main St., representing Palladium Simpson Stuart Ltd.
Kim Parker, 2626 Cole Ave.
Keith Pomykal, Not Provided
Fred Dlizarraga, 4926 Junius St., representing Palladium USA
Joan Maxwell, 13455 Noel Rd.
Scott Johnson, 13455 Noel Rd.
Edna Pemberton, 9438 Sophora Dr.
Jonathan Hake, 1720 W. Virginia St., McKinney, TX, representing Palladium Simpson Stuart Ltd.

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

- The following design standards apply for multifamily uses:
 - A transparent surface is required for a minimum of one-third of the total of each street-fronting façade, open-space-fronting façade, and façade on the west line of Property. The transparent surface must be uniformly spaced vertically and horizontally with no more than 25 feet separating transparent surfaces horizontally.
 - If a main entrance is provided on a street-fronting façade, open-space-fronting façade, or façade on the west line of the Property, the entrance must access an improved walkway to the open space or interior of the Property.
 - Ground level patio or yard enclosures may not exceed 42 inches on a street-fronting façade, open-space-fronting façade, and façade on the west line of the Property.
 - The vehicular access point at Bonnie View Road must be gated and controlled, allowing access to emergency vehicles only.
- The Design Standards for retirement housing are removed.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0286

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Motion seconded by Councilmember West.

After discussion, Presiding Officer Medrano called a vote and declared the item unanimously amended. (Johnson absent)

Assigned ORDINANCE NO. 31764

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0287

ZONING CASES – INDIVIDUAL

Item Z20: Z190-355(CT)

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CS-D-1 Commercial Service District with a D-1 Liquor Control Overlay, on the northeast corner of Great Trinity Forest Way and Creek Cove Drive

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

The following individual addressed the city council on the item:

Audra Buckley, 1414 Belleview St.

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

Motion seconded by Councilmember West and unanimously adopted. (Johnson absent)

Assigned ORDINANCE NO. 31765

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0288

ZONING CASES - INDIVIDUAL - UNDER ADVISEMENT

Item Z21: Z190-283(CT)

A public hearing to receive comments regarding an application for and (1) an ordinance granting a D-1 Liquor Control Overlay; and (2) an ordinance granting a Specific Use Permit for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 859 with an H/128 Historical Overlay for the Junius Heights Historic District and a D Liquor Control Overlay, on the southeast line of Junius Street, between North Henderson Avenue and the terminus of Dumas Street

Recommendation of Staff: Approval of a D-1 Liquor Control Overlay; and approval of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service for a two-year period, subject to a site plan and conditions

Recommendation of CPC: Approval of a D-1 Liquor Control Overlay; and approval of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service for a 18-month period, subject to a site plan and conditions

Note: This item was deferred by the City Council before opening the public hearing on January 13, 2021, and is scheduled for consideration on January 21, 2021.

The following individuals addressed the city council on the item:

Eric Graham, 5326 Junius St.
Shelley Vatzlavick, 5404 Victor St., representing Junius Heights Neighborhood
Donna Miller, 5305 Junius St.
Cindy Lewis, 5333 Treemont St.
Dale Wootton, 5310 Junius St.
Mark Wootton, 612 N. Henderson Ave.

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

Motion seconded by Mayor Pro Tem Medrano.

After discussion, Presiding Officer Medrano called a vote and declared the item unanimously adopted. (Johnson absent)

Assigned ORDINANCE NOS. 31766 AND 31767

OFFICE OF THE CITY SECRETARY

CITY OF DALLAS, TEXAS

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0289

ZONING CASES - INDIVIDUAL - UNDER ADVISEMENT

Item Z22: Z190-215(AU)

A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for multifamily uses on property zoned a CR Community Retail District with a D-1 Liquor Control Overlay and an R-10(A) Single Family District, on the east corner of South Belt Line Road and Seagoville Road

Recommendation of Staff: Denial

Recommendation of CPC: Approval, subject to a development plan and conditions with retention of the D-1 Liquor Control Overlay

Note: This item was deferred by the City Council before opening the public hearing on December 9, 2020, and is scheduled for consideration on January 27, 2021.

The following individual addressed the city council on the item:

Jake Brown, 6300 La Calma Dr., Austin, TX, representing LDG Development

Councilmember Atkins moved to close the public hearing, accept the recommendation of the city plan commission subject to a revised development plan showing the reduced area of request of 9.624 acres with the following changes:

- Fences that are located in the required front yard or between the front Property line and the closest building façade may be a maximum of six feet if the following conditions are met:
 - 1) The fence must be constructed of decorative iron or similar material,
 - 2) Fence panels must provide at least 50 percent open surface area.
 - 3) The fence must have gates to allow access to the pedestrian connections shown on the development plan.
 - 4) The fence must be located outside visibility triangles.

Motion seconded by Councilmember Narvaez.

After discussion, Presiding Officer Medrano called a vote and declared the item adopted on a divided vote with Councilmember West voting “No.” (Johnson absent)

Assigned ORDINANCE NO. 31768

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 27, 2021

21-0290

MISCELLANEOUS HEARINGS

Item PH1: A public hearing to receive comments on the Dallas Arts District Connect Plan on property generally bounded by North Saint Paul Street on the west, Woodall Rodgers on the north, North Central Expressway on the east, and San Jacinto Street on the south; and, at the close of the public hearing authorize a resolution adopting the Dallas Arts District Connect Plan - Financing: No cost consideration to the City

The following individuals addressed the city council on the item:

Lily Weiss, 750 N. St. Paul St.
Jill Magnuson, 2001 Flora St.
Kourtny Garrett, 901 Main St.
Suzan Kedron, 2323 Ross Ave.

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

Motion seconded by Councilmember Blackmon and unanimously adopted. (Johnson absent)

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, JANUARY 27, 2021

EXHIBIT C