

# **City of Dallas**

*1500 Marilla Street  
Dallas, Texas 75201*



## **ANNOTATED COUNCIL AGENDA**

**March 24, 2021**

**9:27 A.M. – 4:51 P.M.**

**[21-0470; HELD]**

Invocation and Pledge of Allegiance

Agenda Item/Open Microphone Speakers  
**[21-0471]**

### **VOTING AGENDA**

1. [21-440](#) Approval of minutes of February 24, 2021 City Council Meeting  
**[21-0472; APPROVED]**

### **CONSENT AGENDA** **[21-0473; APPROVED]**

#### **City Attorney's Office**

2. [21-469](#) Reauthorize a professional services contract, with an amended public notice, with McKool Smith, P.C., Ashcroft Sutton Reyes LLC, and Korein Tillery LLC for legal services to represent the City of Dallas in the lawsuit to be filed and styled *City of Dallas et al. v. Netflix, Inc., et al.*, contingent upon approval of the contract by the Office of the Attorney General of Texas pursuant to Chapter 2254 of the Texas Government Code - Financing: No cost consideration (see Fiscal Information)  
**[21-0474; APPROVED]**
3. [21-354](#) Authorize settlement of the lawsuit styled Rodney Fritz v. City of Dallas, Cause No. DC-20-08962 - Not to exceed \$225,000.00 - Financing: Liability Reserve Fund  
**[21-0475; APPROVED]**
4. [21-378](#) Authorize Supplemental Agreement No. 1 to the professional services contract with Wilkins Finston Friedman Law Group LLP for additional legal services in connection with its representation of the City as settlor of the Employees' Retirement Fund of the City of Dallas - Not to exceed \$100,000.00, from \$50,000.00 to \$150,000.00 - Financing: Liability Reserve Fund  
**[21-0476; APPROVED]**

#### **Department of Aviation**

Note: Agenda Item No. 5 and Agenda Item No. 6 must be considered collectively.

5. [21-407](#) Authorize the First Amendment to the Development Agreement between the City of Dallas and Commemorative Air Force, Inc. ("CAF") to join CAF's subtenant as a party to the development agreement at Dallas Executive Airport - Financing: No cost consideration to the City  
**[21-0477; APPROVED]**

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

Note: Agenda Item No. 5 and Agenda Item No. 6 must be considered collectively.

6. [21-434](#) Authorize the Second Amendment to the Lease and Use Agreement of Land and Facilities between the City of Dallas and Commemorative Air Force, Inc. ("CAF") at Dallas Executive Airport to: **(1)** allow CAF's subtenants to fulfill existing benchmarks for various rent abatement opportunities; **(2)** allow CAF's subtenants to fulfill the existing capital investment obligation and increase the total required capital investment by an additional \$2,000,000.00; ~~and~~ **(3)** modify the leasehold mortgage provision to the lease; and (4) increase the reimbursement amount to CAF for the cost of constructing the new aircraft ramp - Not exceed \$70,000.00, from \$1,260,580.00 to \$1,330,580.00 - Financing: ~~No cost consideration to the City~~ Aviation Fund  
**[21-0478; CORRECTED; APPROVED]**
  
7. [21-400](#) Authorize the Second Amendment to the 1993 Ground Lease with MLT Development Co. to add approximately 61,149 square feet of land and improvements currently leased by MLT Development Co. on a month-to-month basis and add an additional thirty-four years to the primary term of the lease in consideration for the City's right of first offer to purchase any portion or all of approximately 175,569 square feet privately-owned land with improvements adjacent to the leasehold - Estimated Revenue: Aviation Fund \$11,462,796.50 during the primary term of the lease  
**[21-0479; APPROVED]**
  
8. [21-388](#) Authorize the Seventh Amendment to the 1999 lease agreement with MLT Development Co. to extend the primary term of the lease by thirty-one years, require a new capital improvement investment of no less than \$5,000,000.00 on the construction of new leasehold improvements within 36 months, and provide rent abatement in consideration for the City's use of an undeveloped portion of the leased premises and the granting of a temporary working space easement on an undeveloped portion of property adjacent to the leasehold that is owned by MLT Development Co. for use as a staging and batch plant area for Dallas Love Field Airport's runway reconstruction project and subsequent airfield projects - Estimated Net Revenue: \$53,834,264.60  
**[21-0480; APPROVED]**

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

9. [21-403](#) Authorize the **(1)** termination of that certain lease of land and facilities at Dallas Love Field between the City of Dallas and Associated Air Center, Inc., dated December 1, 1993, as amended and assigned to Regal Assets, LLC, and upon termination of the lease, approximately 373,083 square feet of land with the existing facilities shall be annexed into the Consolidated Lease of Land and Facilities with Regal Assets, LLC; and **(2)** First Amendment to the Consolidated Lease of Land and Facilities with Regal Assets, LLC, dated April 1, 2019 to add an additional ten years to the primary term of the lease and an additional ten-year renewal option in consideration of increasing Regal Assets' existing capital investment commitment by an additional \$2,000,000.00 and including an additional rental payment of \$1,500,000.00 to the City - Estimated Revenue: Aviation Fund \$52,340,449.75 additional rent during the primary term of the lease  
**[21-0481; APPROVED]**

**Department of Convention and Event Services**

10. [21-431](#) ~~Authorize a second letter amendment to the Lease Agreement between the City of Dallas and the Arena Group to **(1)** grant a second deferment of the due date for the Fiscal Year (FY) 2021 rent payment in the amount of \$3,400,000.00 for the American Airlines Center (AAC) from a date previously requested by the Center Operating Company, L.P/ ("COC") from April 30, 2021 to September 30, 2021 and approved by the City Council on October 13, 2020 by letter amendment to the Lease Agreement between the City of Dallas and the Arena Group; and **(2)** grant a one-time deferral of the due date for the FY 2022 rent payment in the amount of \$3,400,000.00 for the AAC from October 1, 2021 until April 30, 2022 Financing: This action has no cost consideration to the City (see Fiscal Information)~~  
**[21-0482; DELETED]**

**Department of Housing & Neighborhood Revitalization**

11. [21-170](#) Authorize the **(1)** sale of up to 15 Land Transfer lots to Beharry Homes, Inc., 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 15 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 15 single-family homes on the Land Transfer lots - Estimated Revenue: General Fund \$34,405.92; Estimated Revenue Foregone: General Fund \$87,608.99 (see Fiscal Information)  
**[21-0483; APPROVED]**

**CONSENT AGENDA** (continued)**Department of Information and Technology Services**

12. [21-438](#) Authorize the City Manager to execute Interlocal Agreements to occupy, utilize, maintain, and share premises for the install, operation, and maintenance of necessary facilities and/or equipment with various cities to complete the City's P25 Radio System Project - Financing: No cost consideration to the City  
**[21-0484; APPROVED]**

**Department of Public Works**

13. [20-2316](#) Authorize the First Amendment to the Project Specific Agreement with Dallas County for the design and construction of paving and drainage improvements on Camp Wisdom Road from Carrier Parkway to Farm-to-Market 1382 to reflect the increase in the estimated total project cost from \$15,800,000.00 to \$26,641,056.00 and revise the funding participation - Financing: No cost consideration to the City (see Fiscal Information)  
**[21-0485; APPROVED]**
14. [21-261](#) Authorize **(1)** rescinding Resolution No. 19-0085, previously approved on January 9, 2019, for the execution of Amendment No. 1 to the Funding Agreement with the North Central Texas Council of Governments and the Texas Department of Transportation (Agreement No. CSJ 0918-47-027) for the Collective Sustainable Development Infrastructure Project, as the project timeline specified has expired; **(2)** Amendment No. 1 to the Funding Agreement with the North Central Texas Council of Governments and the Texas Department of Transportation (Agreement No. CSJ 0918-47-027) to extend the project schedule timeline through December 31, 2022, and revise the project closeout requirements, scope of work, project location map and the project budget; and **(3)** confirmation of the City Council's continued support for the Collective Sustainable Development Infrastructure Project and commitment to the revised project schedule timeline - Financing: No cost consideration to the City  
**[21-0486; APPROVED]**
15. [21-73](#) Authorize Supplemental Agreement No. 3 to the professional services contract with Kimley-Horn and Associates, Inc. for additional engineering services to complete the design revisions for the Abrams Road Project from Gaston Avenue to South Beacon Street - Not to exceed \$28,300.00, from \$351,074.00 to \$379,374.00 - Financing: Street and Transportation (A) Fund (2017 General Obligation Bond Fund)  
**[21-0487; APPROVED AS AN INDIVIDUAL ITEM]**

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

16. [20-2453](#) Authorize acquisition of a street or road and utility right -of-way easement from Oncor Electric Delivery Company, of approximately 2,162 square feet 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 (\$12,477.00, plus closing costs and title expenses not to exceed \$2,523.00) - Financing: Street and Transportation (A) Fund (2017 General Obligation Bond Funds) (\$3,000.00) and Capital Projects Reimburse Fund (\$12,000.00)  
**[21-0488; APPROVED]**
17. [21-193](#) Authorize **(1)** the quitclaim of 31 properties acquired by the taxing authorities from the Tax Foreclosure Sheriff's Sale that will be sold to the highest qualified bidders; and **(2)** the execution of release of liens for any non-tax liens that may have been filed by the City and were included in the foreclosure judgment (list attached to the Agenda Information Sheet) - Estimated Revenue: \$543,600.00 (see Fiscal Information)  
**[21-0489; APPROVED]**
18. [21-167](#) Authorize an increase in the purchase amount for the acquisition of a tract of land containing approximately 7,400 square feet from Vince Ortez, located near the intersection of LaSalle and Cadillac Streets, for the Cadillac Heights Phase II Project - Not to exceed \$1,302.40, increased from \$18,000.00 (\$15,000.00, plus closing costs not to exceed \$3,000.00) to \$19,302.40. (\$18,000.00, plus closing costs and title expenses not to exceed \$1,302.40) - Financing: Land Acquisition in Cadillac Heights Fund (2006 General Obligation Bond Fund)  
**[21-0490; APPROVED]**
19. [20-1580](#) An ordinance abandoning a portion of a water easement to SRPF B/Quadrangle Property, LLC, the abutting owner, containing approximately 450 square feet of land, located near the intersection of Routh and Howell Streets - Revenue: General Fund \$5,400.00, plus the \$20.00 ordinance publication fee  
**[21-0491; APPROVED; ORDINANCE 31794]**
20. [20-2025](#) An ordinance abandoning a portion of Fitzhugh Avenue to Andrew Roy Munns and Samantha Jane Alexander-Munns, the abutting owners, containing approximately 635 square feet of land, located near the intersection of Rock Creek Drive and Fitzhugh Avenue; and authorizing the quitclaim - Revenue: General Capital Reserve Fund (\$17,783.00) and General Fund (\$20,000.00), plus the \$20.00 ordinance publication fee  
**[21-0492; APPROVED; ORDINANCE 31795]**
21. [21-396](#) 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, north of Scyene Road, between North Prairie Creek Road and Kingsford Avenue - Z190-334(JK)- Financing: No cost consideration to the City  
**[21-0493; APPROVED; ORDINANCE 31796]**

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

22. [20-2089](#) An ordinance granting a private license to Taylor Street 2111, Inc., for the use of a total of approximately 1,352 square feet of aerial space to utilize, occupy and maintain seven awnings without premise signs over portions of Marilla Street right-of-way near the intersection with Pearl Expressway - Revenue: General Fund \$700.00 one-time fee, plus the \$20.00 ordinance publication fee  
**[21-0494; APPROVED; ORDINANCE 31797]**

**Department of Transportation**

23. [21-270](#) Authorize an Advance Funding Agreement between the City of Dallas and the Texas Department of Transportation (Agreement No. CSJ 2374-03-074, CFDA No. 20.205) for construction of improvements to the intersection of Interstate Highway 20 and Bonnie View Road including widening the bridge to add turn lanes, improving the approach, and replacing the traffic signal system - Financing: No cost consideration to the City  
**[21-0495; APPROVED]**
24. [21-248](#) Authorize **(1)** an Interlocal Agreement with the Texas Department of Transportation (TxDOT) through a grant from the Department of Transportation Federal Highway Administration (CSJ 2374-03-074, CFDA No. 20.205) in the amount of \$98,774.25 to provide cost reimbursement for material and labor costs incurred by the City for intersection and traffic signal improvement due to bridge widening at Interstate Highway (IH) I-20 and Bonnie View Road; **(2)** the establishment of appropriations in the amount of \$98,774.25 in the TxDOT Traffic Signal Improvement at IH-20 and Bonnie View Road Fund; **(3)** the receipt and deposit of funds in the amount of \$98,774.25 in the TxDOT Traffic Signal Improvement at IH-20 and Bonnie View Road Fund; and **(4)** execution of the Interlocal Agreement and all terms, conditions, and documents required by the agreement - Total amount of \$98,774.25 - Financing: Texas Department of Transportation Grant Funds  
**[21-0496; APPROVED]**
25. [21-442](#) Authorize a construction services contract for the Warranted Traffic Signal Installation Group 7, for traffic signal construction at the following four locations: Cockrell Hill Road at Rock Quarry Road; Belt Line Road at Seagoville Road; Jefferson Boulevard at Justin Avenue; Eighth Street at Ewing Avenue - Select Maintenance, LLC, lowest responsible bidder of four - Not to exceed \$1,144,358.34 - Financing: Street and Transportation (A) Fund (2017 General Obligation Bond Funds)  
**[21-0497; APPROVED]**

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

26. [21-443](#) Authorize a construction services contract for the Warranted Traffic Signal Installation Group 8, for traffic signal construction at the following four locations: Abrams Road at Eastridge Drive; Wheatland Road at Willoughby Boulevard; Pratt Street at Zang Boulevard; Audelia Road at Forestridge Drive - Roadway Solutions, Inc., lowest responsible bidder of four - Not to exceed \$895,783.00 - Financing: Street and Transportation (A) Fund (2017 General Obligation Bond Funds)  
**[21-0498; APPROVED]**

**Office of Arts and Culture**

27. [21-437](#) A resolution authorizing the guidelines for the Cultural Organizations Program within the Office of Arts and Culture to support cultural services in the City of Dallas for FY 2021-22 - Financing: No cost consideration to the City (see Fiscal Information)  
**[21-0499; APPROVED]**
28. [21-458](#) A resolution to ratify emergency art conservation services and contracts for City-owned artwork at the Hall of State damaged in the 2021 Texas winter weather event with **(1)** Gann Preservation Services, LLC in an amount not to exceed \$113,592.60 for the conservation of 18 orotone photographs; and **(2)** Helen A. Houp Fine Art Conservation Incorporated in an amount not to exceed \$262,500.00 for the conservation of four murals - Total not to exceed \$376,092.60 - Financing: General Fund  
**[21-0500; APPROVED]**

**Office of Economic Development**

29. [21-313](#) ~~A resolution to **(1)** authorize the City Manager or a designee to establish programming to enhance and advance workforce and economic development with external entities, including education and healthcare institutions; and **(2)** execute interlocal agreements, and other agreements as may be necessary to implement and carry out the collaborations and programming - Financing: No cost consideration to the City~~  
**[21-0501; DELETED]**

**Office of Emergency Management**

30. [21-436](#) Authorize the execution of the FY 2021 Emergency Management Performance Grant Program grant terms, conditions, and documents required by the grant application - Financing: No cost consideration to the City  
**[21-0502; APPROVED AS AN INDIVIDUAL ITEM]**



**CONSENT AGENDA** (continued)**Office of Equity and Inclusion**

31. [21-462](#) Authorize the City of Dallas to: **(1)** continue to promote equity through all policies of the City and enhance educational efforts aimed at understanding, addressing, and dismantling racism and how it affects the delivery of human and social services, economic development, and public safety; **(2)** continue to use equity principles in developing and evaluating the City's budget; **(3)** support groups and initiatives that promote racial equity and will work with the community to find innovative solutions and resources and solidify alliances and partnerships with other organizations that are confronting racism; **(4)** progress as an equity and justice-oriented organization, with the City Council and its staff leadership continuing to identify specific activities to further enhance diversity and inclusion and to ensure antiracism principles across the City's leadership, staffing, and contracting; **(5)** continue to make equity a priority for its residents of all racial, ethnic, and national origins, and will make equity a focal point through all policies, initiatives, and programs of the city; and **(6)** begin working with external stakeholders to prepare a racial equity plan - Financing: No cost consideration to the City  
**[21-0503; APPROVED AS AMENDED]**

**Office of Government Affairs**

32. [21-450](#) A resolution to authorize payment of annual membership fees to **(1)** National League of Cities in the amount of \$36,322.00; **(2)** Texas Municipal League in the amount of \$59,542.00; and **(3)** United States Conference of Mayors in the amount of \$40,235.00 - Total not to exceed \$136,099.00 - Financing: General Fund  
**[21-0504; APPROVED AS AN INDIVIDUAL ITEM]**

**Office of Homeless Solutions**

33. [21-267](#) Authorize **(1)** the acceptance of a Continuum of Care ("CoC") Grant (Grant No. TX0072L6T002013, CFDA No. 14.267) from the U.S. Department of Housing and Urban Development ("HUD") for the City of Dallas' Shelter Plus Care Project ("Project") in the amount of \$1,025,974.00, to provide permanent housing and supportive services for homeless persons with disabilities for the period October 1, 2021 through September 30, 2022; **(2)** the establishment of appropriations in an amount not to exceed \$1,025,974.00 in the FY 20 CoC Grant-Shelter Plus Care-PSH FY 22 Fund; **(3)** the receipt and deposit of grant funds as reimbursement from HUD in an amount not to exceed \$1,025,974.00 in the FY 20 CoC Grant-Shelter Plus Care-PSH FY 22 Fund; **(4)** a local cash match from the City of Dallas in the amount of \$256,494.00; and **(5)** execution of any and all documents required for the grant agreement - Total not to exceed \$1,282,468.00 - Financing: U.S. Department of Housing and Urban Development Grant Funds (\$1,025,974.00) and General Fund (\$256,494.00) (subject to appropriation)  
**[21-0505; APPROVED]**

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

34. [21-136](#) 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)  
**[21-0506; APPROVED]**
35. [21-389](#) Authorize a five-year master agreement for the purchase of furnishings and housewares as part of the Rapid Rehousing Program for the Office of Homeless Solutions - CORT Business Services Corporation, only bidder - Estimated amount of \$1,000,000 - Financing: General Fund  
**[21-0507; APPROVED]**
36. [21-373](#) Authorize a service contract for configuration, development, and support services required to complete the second phase of the transportation for hire tracking software system implementation for the Department of Information and Technology Services - Mitchell Humphrey & Co., sole source - Not to exceed \$94,500 - Financing: Transportation Regulation Fund  
**[21-0508; APPROVED]**
37. [21-11](#) Authorize **(1)** the ratification for payments to Vector Airport Systems, LLC for aircraft fee collection and billing services rendered from August 25, 2020 to March 2021 - Estimated amount of \$392,394.99; and **(2)** a five-year service contract for aircraft fee collection and billing services for the Department of Aviation - Vector Airport Systems, LLC, sole source - Estimated Annual Gross Revenue: Aviation Fund \$5,097,021.38  
**[21-0509; APPROVED]**
38. [21-137](#) 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)  
**[21-0510; APPROVED]**

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

39. [21-474](#) Authorize a resolution ratifying the City Manager's emergency purchase of bottled water for the Office of Emergency Management in response to the February severe winter storm event with Mathews Holdings Southwest, Inc. in an amount not to exceed \$153,014.40, Diamond H. NALP, LLC in an amount not to exceed \$112,039.20, and DRC Emergency Services, LLC in an amount not to exceed \$39,900.00 - Total amount not to exceed \$304,953.60 - Financing: General Fund  
**[21-0511; APPROVED]**
40. [21-340](#) Authorize the purchase of a rotary trommel recycling equipment for the Park & Recreation Department with Ecoverse Industries, Ltd. through the Houston-Galveston Area Council of Governments cooperative agreement - Not to exceed \$198,547 - Financing: Dallas ILA Treecycling Grant Fund  
**[21-0512; APPROVED]**
41. [21-371](#) Authorize the purchase of a high capacity alternate daily cover spray application unit for the Department of Sanitation Services - LSC Environmental Products, LLC, only bidder - Not to exceed \$139,413 - Financing: Sanitation Capital Improvement Fund  
**[21-0513; APPROVED]**
42. [21-376](#) Authorize an increase to the master agreement with Xylem Water Solutions USA, Inc. in the amount of \$444,500.00, from \$1,778,000.00 to \$2,222,500.00, FCX Performance, Inc. dba Pierce Pump Company in the amount of \$321,938.50, from \$1,287,754.00 to \$1,609,692.50, Master Pumps & Equip/Master dba Master Pumps & Power in the amount of \$138,750.00, from \$555,000.00 to \$693,750.00, Environmental Improvements, Inc. in the amount of \$93,250.00, from \$373,000.00 to \$466,250.00, Macaulay Controls Company in the amount of \$26,250.00, from \$105,000.00 to \$131,250.00, and United Rentals (North America), Inc. dba Reliable Onsite Services in the amount of \$12,500.00, from \$50,000.00 to \$62,500.00, for the purchase of pumps and parts - Total not to exceed \$1,037,188.50, from \$4,148,754.00 to \$5,185,942.50 - Financing: General Fund (\$171,136.11), Dallas Water Utilities Fund (\$772,705.43), Sanitation Operation Fund (\$72,603.20), and Aviation Fund (\$20,743.76)  
**[21-0514; APPROVED]**
43. [21-377](#) Authorize Supplemental Agreement No. 1 to exercise the first of two one-year renewal options to the service contract with Hach Company for wastewater flowmeter monitoring services for the Water Utilities Department - Not to exceed \$360,638 - Financing: Wastewater Construction Fund (subject to annual appropriations)  
**[21-0515; APPROVED]**

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

44. [21-375](#) Authorize Supplemental Agreement No. 2 to exercise the one two-year renewal option, to the service contract with Delphi Legal Technologies, Inc. for legal document reproduction services and to host and store city data for the City Attorney's Office - Not to exceed \$101,111 - Financing: Liability Reserve Fund (subject to annual appropriations)  
**[21-0516; APPROVED]**
45. [21-374](#) Authorize Supplemental Agreement No. 3 to increase the service contract with Results Staffing, Inc. for temporary industrial labor for the Department of Sanitation Services - Not to exceed \$4,080,000.00, from \$37,348,204.16 to \$41,428,204.16 - Financing: Sanitation Operation Fund (subject to annual appropriations)  
**[21-0517; APPROVED]**

**Park & Recreation Department**

46. [21-404](#) Authorize a construction services contract for the construction of the Crockett Park Dog Park - Site Development Project located at 501 Carroll Avenue - A S Con, Inc., lowest responsible bidder of five - Not to exceed \$531,150.00 - Financing: Park and Recreation Facilities Fund (2006 General Obligation Bond Funds)  
**[21-0518; APPROVED]**
47. [21-320](#) Authorize a construction services contract for the construction of the Craddock Park Playground Replacement Project located at 4600 Lemmon Avenue; the Munger Park Shade Replacement Project located at 5300 Junius Street; and Central Square Park Playground Replacement Project located at 3000 Swiss Avenue - Henneberger Construction Inc., lowest responsible bidder of three - Not to exceed \$218,100.00 - Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund)  
**[21-0519; APPROVED]**
48. [21-336](#) Authorize a construction services contract for the construction of the Martin Luther King Jr. Playground Replacement Project located at 2901 Pennsylvania Avenue - Joel Brown & Co. LLC dba J.B. & Co. LLC, lowest responsible bidder of two - Not to exceed \$239,000.00 - Financing: Park and Recreation Facilities Fund (2006 General Obligation Bond Funds) (\$54,475.11) and Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund) (\$184,524.89)  
**[21-0520; APPROVED]**

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

49. [21-321](#) Authorize a construction services contract for the construction of the Elmwood Parkway Trail - Phase Three located from the terminus of Phase One at Rugged Drive to the Tyler/Vernon Dallas Area Rapid Transit Station located at Tyler Street and Lebanon Avenue along and through the connecting greenbelt - Northstar Construction, Inc., lowest responsible bidder of six - Not to exceed \$894,400.00 - Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund)  
**[21-0521; APPROVED]**
50. [21-319](#) Authorize an increase in the construction services contract with Big Sky Construction Co., Inc. for the Phase 2 Aquatic Facilities Project to add increased scope of work at Bahama Beach Waterpark located at 1895 Campfire Circle to include reworking of sidewalks to meet the Americans with Disability Act (ADA) requirements, extending fence to meet grading and pool furniture; Exline Recreation Center located at 2525 Pine Street to include various repairs and upgrades; and Harry Stone Aquatic Center located at 2403 Millmar Drive to include additional demolition, grading, concrete, ADA parking lot markings, landscaping and sewer connection - Not to exceed \$178,581.60, from \$15,372,151.79 to \$15,550,733.39 - Financing: Park and Recreation Facilities Fund (2006 General Obligation Bond Funds) (\$101,733.93) and Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Funds) (\$76,847.67)  
**[21-0522; APPROVED]**
51. [21-338](#) Authorize an increase in the construction services contract with 3i Contracting, LLC for additional scope of work at Singing Hills Replacement Recreation Center - Phase 2 located at 6805 Patrol Way - Not to exceed \$79,515.65, from \$7,202,068.44 to \$7,281,584.09 - Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund)  
**[21-0523; APPROVED]**
52. [21-303](#) Authorize Supplemental Agreement No. 3 to the professional services contract with GSR Andrade Architects, Inc. to add design development through construction administration phases for improvements to the DeGolyer House East Wing public restrooms inside the caretaker quarters at the Dallas Arboretum located at 8525 Garland Road - Not to exceed \$75,235.00, from \$286,465.00 to \$361,700.00 - Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund)  
**[21-0524; APPROVED]**

**CONSENT AGENDA** (continued)**Water Utilities Department**

53. [21-138](#) Authorize a construction services contract for the installation of storm drainage improvements at three locations (list attached to Agenda Information Sheet) - SYB Construction Co., Inc., lowest responsible bidder of two - Not to exceed \$2,521,492.00 - Financing: Flood Control (D) Fund (2017 General Obligation Bond Funds) (\$713,396.00), Storm Drainage Management Capital Construction Fund (\$1,017,118.00), Water Capital Improvement (D) Fund (\$392,270.00) and Flood Protection and Storm Drainage Facilities Fund (2006 General Obligation Bond Funds) (\$398,708.00)  
**[21-0525; APPROVED]**
54. [20-2520](#) Authorize Supplemental Agreement No. 1 to the professional services contract with Freese and Nichols, Inc. to provide additional construction management services for improvements at the Elm Fork Water Treatment Plant, the East Side Water Treatment Plant, the Bachman Water Treatment Plant, and several pumping facilities - Not to exceed \$4,361,813.00, from \$7,042,700.00 to \$11,404,513.00 - Financing: Water Capital Improvement D Fund  
**[21-0526; APPROVED]**

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

55. [21-441](#) 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)  
**[21-0527; INDIVIDUAL APPOINTMENT MADE TO BOARDS AND COMMISSIONS]**

**Department of Sanitation Services**

56. [21-439](#) Authorize an ordinance granting four franchises for solid waste collection and hauling pursuant to Chapter XIV, of the City Charter, and Chapter 18, Article IV, of the Dallas City Code (list attached to the Agenda Information Sheet) - Estimated Annual Revenue: General Fund \$51,900.00  
**[21-0528; APPROVED; ORDINANCE NOS. 31798, 31799, 31800, 31801]**

**ITEMS FOR INDIVIDUAL CONSIDERATION** (continued)**Department of Sustainable Development and Construction**

57. [21-379](#) Authorize the second step of acquisition for condemnation by eminent domain to acquire a wastewater easement from Keller Springs Estates, Ltd., of approximately 43,509 square feet of land, located near the intersection of Keller Springs and Preston Roads for the McKamy and Osage Branch Wastewater Interceptor Project - Not to exceed \$233,942.00 (\$228,442.00, plus closing costs and title expenses not to exceed \$5,500.00) - Financing: Wastewater Capital Improvement E Fund  
**[21-0529; APPROVED]**
58. [21-380](#) Authorize the second step of acquisition for condemnation by eminent domain to acquire a wastewater easement from Berkeley Industries, Ltd., of approximately 955 square feet of land, located near the intersection of Arapaho Road and Prestonwood Boulevard for the McKamy and Osage Branch Wastewater Interceptor Project - Not to exceed \$11,250.00 (\$10,027.00, plus closing costs and title expenses not to exceed \$1,223.00) - Financing: Wastewater Capital Improvement E Fund  
**[21-0530; APPROVED]**

**Office of Economic Development**

59. [21-432](#) Authorize a Chapter 380 Economic Development Grant Agreement ("Grant Agreement") and all other necessary documents with SWC Buckner and Peavy, LLC and Vista Property Company, LLC in an amount not to exceed \$1,300,000.00 in consideration for redeveloping the shopping center at 3035 North Buckner Boulevard, Dallas, Texas 75228 - Not to exceed \$1,300,000.00 - Financing: ECO (I) Fund (2017 General Obligation Bond Fund) (\$650,000.00) and Public/Private Partnership Fund (\$650,000.00)  
**[21-0531; APPROVED]**

**ADDITIONS:**

Closed Session  
**[21-0532; HELD]**

Attorney Briefings (Sec. 551.071 T.O.M.A.)  
- Legal issues relating to the enforcement of Fair Housing complaints regarding habitability.  
**[BRIEFED]**

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

60. [21-461](#) A resolution designating absences by Councilmember Paula Blackmon as being for "Official City Business" - Financing: No cost consideration to the City  
**[21-0533; APPROVED]**

**ADDITIONS:** (continued)**OTHER ITEMS FOR INDIVIDUAL CONSIDERATION** (continued)

61. [21-498](#) An ordinance correcting Ordinance No. 31772, passed by the Dallas City Council on February 10, 2021; correcting proposition labels, capitalization, and punctuation in proposition language - Financing: No cost consideration to the City  
**[21-0534; APPROVED; ORDINANCE 31802]**

**Department of Transportation**

62. [21-433](#) Authorize a resolution to support **(1)** the Dallas Area Rapid Transit (DART) addition for a second light rail alignment through Downtown Dallas (D2); and **(2)** DART in obtaining a Federal Transit Authority (FTA) grant to help fund the project - Financing: No cost consideration to the City  
**[21-0535; APPROVED AS AMENDED]**

**PUBLIC HEARINGS AND RELATED ACTIONS****Department of Sustainable Development and Construction****ZONING CASES – CONSENT****[21-0536; APPROVED]**

- Z1. [21-408](#) A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, on the south line of Great Trinity Forest Way (Loop 12), east of Oklaunion Drive  
Recommendation of Staff and CPC: Approval for a two-year period, subject to a site plan and conditions  
Z190-122(AU)  
**[21-0537; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 31803]**
- Z2. [21-409](#) A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for MU-1 Mixed Use District uses on property zoned an R-7.5(A) Single Family District, on the northwest corner of South Beckley Avenue and Iowa Avenue  
Recommendation of Staff and CPC: Approval, subject to a development plan and conditions  
Z190-177(PD)  
**[21-0538; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 31804]**



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

- Z3. [21-410](#) 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 northeast corner of South Lancaster Road and Mojave Drive  
Recommendation of Staff and CPC: Approval, subject to deed restrictions volunteered by the applicant  
Z190-193(NN)  
**[21-0539; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 31805]**
- Z4. [21-411](#) A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Tract 1 within Planned Development District No. 324, on the west corner of West Carroll Avenue and Bryan Street  
Recommendation of Staff and CPC: Approval, subject to a revised development plan, a revised landscape plan, and conditions  
Z190-281(CT)  
**[21-0540; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 31806]**
- Z5. [21-412](#) A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 896 for R-7.5(A) Single Family District uses and a public school other than an open-enrollment charter school on the northeast side of Monterrey Drive, between Farola Drive and Itasca Drive  
Recommendation of Staff and CPC: Approval, subject to a revised development plan, revised landscape plan, revised traffic management plan, and conditions  
Z190-333(PD)  
**[21-0541; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 31807]**
- Z6. [21-413](#) 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 west line of Pemberton Hill Road, south of Lake June Road  
Recommendation of Staff and CPC: Approval, subject to deed restrictions volunteered by the applicant  
Z190-336(JK)  
**[21-0542; HEARING OPEN; DEFERRED TO APRIL 14, 2021 BY COUNCILMEMBER BAZALDUA]**

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

- Z7. [21-414](#) A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for R-7.5(A) Single Family District uses and a public school other than open -enrollment charter school on property zoned an R-7.5(A) Single Family District, on the southeast corner of Phinney Avenue and Kernack Street  
Recommendation of Staff and CPC: Approval, subject to a development plan, a traffic management plan, and conditions  
Z190-344(CT)  
**[21-0543; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 31808]**
- Z8. [21-415](#) A public hearing to receive comments regarding an application for and an ordinance granting an MF-2(A) Multifamily District on property zoned an R-7.5(A) Single Family District, on the southeast side of East Grand Service Road, east of Tenison Memorial Road  
Recommendation of Staff and CPC: Approval  
Z190-363(LG)  
**[21-0544; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 31809]**
- Z9. [21-416](#) A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1981 for a bar, lounge or tavern and an inside commercial amusement limited to a dance hall on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the north line of Main Street, between North Malcolm X Boulevard and North Walton Street  
Recommendation of Staff and CPC: Approval for a four-year period, subject to conditions  
Z190-368(LG)  
**[21-0545; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 31810]**
- Z10. [21-417](#) A public hearing to receive comments regarding an application for and an ordinance granting a CR Community Retail District on property zoned an LO-1 Limited Office District, on the southwest corner of West Illinois Avenue and South Franklin Street  
Recommendation of Staff and CPC: Approval  
Z190-369(CT)  
**[21-0546; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 31811]**

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

- Z11. [21-418](#) A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for an attached non-premise district activity videoboard sign on property zoned Planned Development District No. 619, on the northwest side of Elm Street, east of Akard Street  
Recommendation of Staff and CPC: Approval for a six-year period, subject to conditions  
Z190-370(ND)  
**[21-0547; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 31812]**
- Z12. [21-419](#) A public hearing to receive comments regarding an application for and an ordinance granting an MF-1(A) Multifamily Subdistrict on property zoned an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the west line of Elsie Faye Heggins Street, south of Lyons Street  
Recommendation of Staff and CPC: Approval  
Z201-103(CT)  
**[21-0548; HEARING OPEN; DEFERRED TO APRIL 28, 2021 BY COUNCILMEMBER BAZALDUA]**
- Z13. [21-420](#) A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2317 for a multifamily use on property zoned Planned Development District No. 407, on the south line of Kiest Boulevard and the east side of Boulder Drive  
Recommendation of Staff and CPC: Approval for a five-year period, subject to conditions  
Z201-112(CT)  
**[21-0549; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 31813]**
- Z14. [21-421](#) A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2088 for a vehicle display, sales, and service use on property zoned Subdistrict 2 within Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3 with a D-1 Liquor Control Overlay, on the southeast corner of C.F. Hawn Freeway and Cade Road  
Recommendation of Staff and CPC: Approval for a three-year period, subject to conditions  
Z201-116(AU)  
**[21-0550; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 31814]**

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

- Z15. [21-422](#) A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 539 for CR Community Retail District uses to allow MU-1 Mixed Use District uses on the southeast corner of Graham Avenue and Philip Avenue with consideration given to a Specific Use Permit for group residential use in addition to the Planned Development District amendment  
Recommendation of Staff and CPC: Approval, subject to a revised development plan, a landscape plan, and conditions  
Z178-250(AM)  
**[21-0551; HEARING OPEN; DEFERRED TO APRIL 28, 2021 BY DEPUTY MAYOR PRO TEM MEDRANO]**
- Z16. [21-423](#) A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 369, generally southwest of South 2nd Avenue and southeast of the Southern Pacific Railroad right-of-way  
Recommendation of Staff: Approval, subject to a development plan and conditions  
Recommendation of CPC: Approval, subject to conditions  
Z190-262(LG)  
**[21-0552; HEARING OPEN; DEFERRED TO APRIL 28, 2021 BY COUNCILMEMBER BAZALDUA]**
- Z17. [21-424](#) A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development Subdistrict on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the south corner of Lemmon Avenue and Douglas Avenue  
Recommendation of Staff: Denial  
Recommendation of CPC: Approval, subject to a development/landscape plan and conditions  
Z190-324(LG)  
**[21-0553; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 31815]**

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

- Z18. [21-425](#) A public hearing to receive comments regarding an application for **(1)** a new tract within Planned Development District No. 9 and **(2)** the removal of the D Liquor Control Overlay on property zoned Planned District No. 9 with a D Liquor Control Overlay, on the southwest line of Routh Street, between Mahon Street and Howell Street with consideration given to changing the D Liquor Control Overlay to a D-1 Liquor Control Overlay and a Specific Use Permit for the sale and service of alcoholic beverages for on-premise consumption in conjunction with an establishment for religious, charitable, or philanthropic nature use with (1) an ordinance granting a new tract within Planned Development District No. 9, (2) an ordinance granting the change to a D-1 Liquor Control Overlay, and (3) an ordinance granting a Specific Use Permit  
Recommendation of Staff: Approval, subject to a revised development plan and conditions; approval of a D-1 Liquor Control Overlay; and approval of a Specific Use Permit for a two-year period with eligibility for automatic renewals for additional five-years periods, subject to a site plan and conditions  
Recommendation of CPC: Approval, subject to a revised development plan and conditions; approval of a D-1 Liquor Control Overlay; and approval of a Specific Use Permit for a two-year period, subject to a siteplan and conditions  
Z190-328(LG)  
**[21-0554; HEARING CLOSED; APPROVED AS AMENDED; ORDINANCE NOS. 31816, 31817 AND 31818]**
- Z19. [21-427](#) ~~A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development Subdistrict for MF-2 Multiple-Family Subdistrict uses on property zoned an MF-2 Multiple-Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southwest corner of Carlisle Street and North Hall Street~~  
~~Recommendation of Staff: Approval, subject to a development plan and staff's recommended conditions~~  
~~Recommendation of CPC: Approval, subject to a development plan and conditions~~  
~~Z190-359(NN)~~  
~~**[21-0555; DELETED]**~~
- Z20. [21-428](#) A public hearing to receive comments regarding an application for and an ordinance granting new subdistricts on the street level and below street level within Planned Development District No. 619, on the southwest corner of Commerce Street and South Ervay Street  
Recommendation of Staff and CPC: Approval, subject to conditions  
Z190-362(JK)  
**[21-0556; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 31819]**

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

- Z21. [21-429](#) A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 1274 for a child-care facility and a private school on property zoned an R -7.5(A) Single Family District, on the southeast corner of East Mockingbird Lane and Norris Street  
Recommendation of Staff and CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and conditions  
Z201-114(JK)  
**[21-0557; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 31820]**
- Z22. [21-398](#) A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2233 for a private recreation center, club, or area on property zoned an A (A) Agricultural District, on the south line of Tea Garden Road, west of Haymarket Road  
Recommendation of Staff and CPC: Approval for a two-year period, subject to conditions  
Z190-222(JT)  
Note: This item was deferred by the City Council before opening the public hearings on August 12, 2020, October 13, 2020, November 11, 2020, December 9, 2020, February 24, 2021, and is scheduled for consideration on March 24, 2021  
**[21-0558; HEARING CLOSED; DENIED BY COUNCILMEMBER ATKINS]**
- Z23. [21-202](#) 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 Z190-339(JK)  
Note: This item was deferred by the City Council before opening the public hearing on January 27, 2021, and is scheduled for consideration on March 24, 2021  
**[21-0559; HEARING OPEN; DEFERRED TO MAY 26, 2021 BY COUNCILMEMBER ARNOLD]**

**MISCELLANEOUS HEARINGS****Budget and Management Services**

- PH1. [21-406](#) A public hearing to receive comments on the FY 2021-22 Operating, Capital, and Grant & Trust Budgets - Financing: No cost consideration to the City  
**[21-0560; HEARING CLOSED]**

**MISCELLANEOUS HEARINGS****Department of Housing & Neighborhood Revitalization**

- PH2. [21-168](#) A public hearing to receive public comments on Substantial Amendment No. 3 to the FY 2020-21 Action Plan for the HOME Investment Partnerships Program (HOME) to **(a)** reduce the HOME grant amount by \$4,302,343.23 from the CHDO Development and Operating Assistance, Development Loan Program, Dallas Homebuyer Assistance Program and Home Program Administration; and **(b)** reduce the unit production anticipated from 139 units to 32; and, at the close of the public hearing, authorize the final adoption of the Substantial Amendment No. 3 to the FY 2020-21 Action Plan for the HOME Investment Partnerships Program (HOME) - Financing: No cost consideration to the City  
**[21-0561; HEARING CLOSED; APPROVED]**