

City of Dallas

*1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201*



ANNOTATED COUNCIL AGENDA

October 27, 2021

9:03 A.M. – 2:36 P.M.

[21-1730; HELD]

Invocation and Pledge of Allegiance

Agenda Item/Open Microphone Speakers
[21-1731]

VOTING AGENDA

1. [21-1946](#) Approval of Minutes of the October 13, 2021 City Council Meeting
[21-1732; **APPROVED**]

CONSENT AGENDA

[21-1733; **APPROVED**]

City Controller's Office

2. [21-1956](#) An ordinance authorizing **(1)** the issuance and sale of City of Dallas, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2021 in an aggregate principal amount not to exceed \$55,840,000; **(2)** levying a tax in payment thereof; **(3)** prescribing the form of said certificates; **(4)** approving and awarding the sale of the certificates and approving execution of a purchase agreement; **(5)** approving the official statement; and **(6)** and enacting provisions incident and relating to the subject - Not to exceed \$250,749 - Financing: 2021 Certificates of Obligation Fund
[21-1734; APPROVED; ORDINANCE 32032]
3. [21-1954](#) An ordinance authorizing **(1)** the issuance and sale of City of Dallas, Texas, General Obligation Refunding and Improvement Bonds, Series 2021 in an aggregate principal amount not to exceed \$275,125,000; **(2)** levying a tax in payment thereof; **(3)** awarding the sale thereof and approving execution of a Purchase Agreement, a Deposit Agreement and an Escrow Agreement; **(4)** approving the official statement; **(5)** enacting other provisions relating to the subject; and **(6)** declaring an effective date - Not to exceed \$829,689 - Financing: 2021 General Obligation Refunding and Improvement Bond Fund
[21-1735; APPROVED; ORDINANCE 32033]
4. [21-1957](#) An ordinance authorizing **(1)** the issuance and sale of City of Dallas, Texas, Equipment Acquisition Contractual Obligations, Series 2021, in an aggregate principal amount not to exceed \$30,500,000; **(2)** levying a tax for payment thereof; **(3)** approving the sale thereof; **(4)** approving an official statement and approving execution of a Purchase Agreement; and **(5)** and enacting other provisions relating to the subject - Not to exceed \$189,562 - Financing: 2021 Equipment Acquisition Notes Fund
[21-1736; APPROVED; ORDINANCE 32034]

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

5. [21-1801](#) Authorize **(1)** the application for and acceptance of the FY 2022 grant (Grant No. M2218DLEX) from the Texas Department of Transportation (TxDOT) Aviation Division for the annual Routine Airport Maintenance Program (RAMP) at Dallas Executive Airport in the amount of \$50,000.00 or 50 percent of eligible project costs estimated at \$100,000.00, whichever is less; **(2)** a local cash match in the amount of \$50,000.00 from the Aviation Fund for airport maintenance projects estimated at \$100,000.00; **(3)** the establishment of appropriations in the amount of \$50,000.00 in the TxDOT 2022 Routine Airport Maintenance Program - RAMP Project Dallas Executive Airport Fund; **(4)** the receipt and deposit of funds in the amount of \$50,000.00 for reimbursement from TxDOT in the TxDOT 2022 Routine Airport Maintenance Program - RAMP Project Dallas Executive Airport Fund; and **(5)** the execution of the grant agreement and all terms, conditions, and documents required by the agreement - Total amount of \$100,000.00 - Financing: Aviation Fund (\$50,000.00) and Texas Department of Transportation Grant Funds (\$50,000.00)
[21-1737; APPROVED]
6. [21-1802](#) Authorize **(1)** the application for and acceptance of the FY 2022 grant (Grant No. M2218DCBD) from the Texas Department of Transportation (TxDOT) Aviation Division for the annual Routine Airport Maintenance Program (RAMP) at Dallas CBD Vertiport in the amount of \$50,000.00 or 50 percent of eligible project costs estimated at \$100,000.00, whichever is less; **(2)** a local cash match in the amount of \$50,000.00 from the Aviation Fund for airport maintenance projects estimated at \$100,000.00; **(3)** the establishment of appropriations in the amount of \$50,000.00 in the TxDOT 2022 Routine Airport Maintenance Program - RAMP Dallas Vertiport Project Fund; **(4)** the receipt and deposit of funds in the amount of \$50,000.00 for reimbursement from TxDOT in the TxDOT 2022 Routine Airport Maintenance Program - RAMP Dallas Vertiport Project Fund; and **(5)** the execution of the grant agreement and all terms, conditions, and documents required by the agreement - Total amount of \$100,000.00 - Financing: Aviation Fund (\$50,000.00) and Texas Department of Transportation Grant Funds (\$50,000.00)
[21-1738; APPROVED]

Department of Housing & Neighborhood Revitalization

7. [21-1699](#) Authorize **(1)** the sale of up to 10 Land Transfer lots to Titan and Associates, Inc., and/or its affiliates (Developer) subject to restrictive covenants and a right of reverter and conditioned upon execution of all necessary documents, pursuant to the City's Land Transfer Program - Estimated Revenue: General Fund \$13,012.85; **(2)** the release of all non-tax City liens, notices, or orders that were filed on the subject lots 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 11 single-family homes on the Land Transfer lots - Estimated Revenue Foregone: \$21,160.82 (see Fiscal Information)
[21-1739; APPROVED]

CONSENT AGENDA (continued)**Department of Human Resources**

8. [21-1888](#) An ordinance amending Chapter 34, "Personnel Rules" of the Dallas City Code amending Section 34-4 and adding new Sections 34-22.2 through 34-22.4, and 34-24.2 **(1)** amending the definitions; **(2)** adding provisions for quarantine leave, **(3)** mental health leave for peace officers, **(4)** compassionate leave; **(5)** paid parental leave; **(6)** providing a saving clause; **(7)** providing a severability clause; and **(8)** providing an effective date - Financing: No cost consideration to the City
[21-1740; APPROVED AS AN INDIVIDUAL ITEM; ORDINANCE 32035]

Department of Planning and Urban Design

9. [21-1929](#) An ordinance correcting **(1)** Planned Development District No. 317, Cedars Area Special Purpose District amended by Ordinance No. 31773; and **(2)** Planned Development District No. 305, Cityplace amended by Ordinance No. 31370 - Financing: No cost consideration to the City
[21-1741; APPROVED; ORDINANCE 32036]

Department of Public Works

10. [21-1167](#) Authorize acquisition of a wastewater easement from Alice Wynn of approximately 2,196 square feet of land located near the intersection of Peavy Road and Kiltartan Drive for the Peavy Road from Millmar Drive South Wastewater Project - Not to exceed \$27,754.00 (\$25,254.00, plus closing costs and title expenses not to exceed \$2,500.00) - Financing: Wastewater Capital Improvement F Fund
[21-1742; APPROVED]
11. [20-1997](#) An ordinance abandoning portions of an alley to SL4 Deep Ellum, LP, Meghani Partnership, Inc., Radical Computing, Inc., TRW Realty Holdings, LLC and Travertine, LLC, the abutting owners, containing a total of approximately 11,181 square feet of land, located near the intersection of Malcolm X Boulevard and Taylor Street - Revenue: General Capital Reserve Fund (\$312,635.00) and General Fund (\$20,000.00), plus the \$20.00 ordinance publication fee
[21-1743; APPROVED; ORDINANCE 32037]
12. [20-2236](#) An ordinance abandoning a portion of two slope easements to Shelter Ministries of Dallas, the abutting owner, containing a total of approximately 3,942 square feet of land, located near the intersection of Production and Lucas Drives - Revenue: General Capital Reserve Fund (\$26,812.00) and General Fund (\$20,000.00), plus the \$20.00 ordinance publication fee
[21-1744; APPROVED; ORDINANCE 32038]

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

13. [21-1789](#) Authorize **(1)** an Interlocal Agreement with the Texas Department of Transportation (TxDOT) through a grant from the Department of Transportation Federal Highway Administration (Agreement No. CSJ 0918-47-250, etc., CFDA No. 20.205) for the Highway Safety Improvement Program (HSIP) in the amount of \$375,884.54 to provide cost reimbursement for material and labor costs incurred by the City for the reconstruction of five traffic signals and associated off-system intersection improvements; **(2)** the establishment of appropriations in the amount of \$375,884.54 in the HSIP Five Traffic Signals Improvement at Corinth fund; **(3)** the receipt and deposit of funds in the amount of \$375,884.54 in the HSIP Five Traffic Signals Improvement at Corinth fund; and **(4)** execution of the Interlocal Agreement and all terms, conditions, and documents required by the agreement - Total amount of \$375,884.54 - Financing: Texas Department of Transportation Grant Funds
[21-1745; APPROVED]
14. [21-1791](#) Authorize an amendment to Resolution No. 20-1142, previously approved on August 12, 2020, for an agreement between the City of Dallas and the North Central Texas Council of Governments (NCTCOG) for payment of the 11.4 percent local match of the off-system detection system improvements for the purpose of the implementation of the Minor Intersection Improvement Program in the amount of \$102,600.00, this amendment will include correcting the funding information to allow the City of Dallas to seek reimbursement from NCTCOG through grants from the Federal Highway Administration (Federal ID Nos. 481802829L40E, etc., CFDA No. 20.205) for eligible costs up to the maximum reimbursement amount of \$797,400.00, in accordance with the terms and conditions of the agreement, amending the resolution to **(1)** establish appropriations in an amount not to exceed \$797,400.00 in the NCTCOG 2020 Minor Intersections Improvement Program Grant Fund; **(2)** receive and deposit grant funds in an amount not to exceed \$797,400.00 in the NCTCOG 2020 Minor Intersections Improvement Program Grant Fund; and **(3)** disburse funds in an amount not exceed \$797,400.00 from the NCTCOG 2020 Minor Intersections Improvement Program Grant Fund - Not to exceed \$797,400.00 - Financing: NCTCOG 2020 Minor Intersections Improvement Program Grant Fund
[21-1746; APPROVED]
- ~~15. [21-1894](#) Authorize a construction services contract for the Warranted Traffic Signal Installation Group 9, for traffic signal construction at the following five locations: Abrams Road at Lakeshore Drive; Miller Road at Rockwall Road; Timberline Drive at Webb Chapel Ext; Fort Worth Avenue at Pinnacle Park Boulevard; and West Kiest Boulevard at Pierce Street - Roadway Solutions, Inc., lowest responsible bidder of three - Not to exceed \$1,377,765.00 - Financing: Street and Transportation (A) Fund (2017 General Obligation Bond Funds)
[21-1747; DELETED]~~

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

16. ~~[21-1895](#)~~ Authorize a construction services contract for the Warranted Traffic Signal Installation Group 10, for traffic signal construction at the following four locations: North Bagley Street at West Davis Street; South Great Trinity Forest Way at North Murdeaux Lane; Scyene Road at Scyene Circle; and South Lancaster Road at Wagon Wheels Trails - Select Maintenance, LLC, lowest responsible bidder of three - Not to exceed \$1,096,945.60 - Financing: Street and Transportation (A) Fund (2017 General Obligation Bond Funds) **[21-1748; DELETED]**
17. ~~[21-1896](#)~~ Authorize a construction services contract for the Warranted Traffic Signal Installation Group 11, for traffic signal construction at the following four locations: West Ledbetter Drive (Loop 12) at Rockport Drive; East Ledbetter Drive (Loop 12) at Ramona Avenue; Preston Road at Preston View Boulevard; and T I Boulevard and Interstate Highway 635 TEXpress on/off ramp - Select Maintenance, LLC, lowest responsible bidder of three - Not to exceed \$864,695.14 - Financing: Street and Transportation (A) Fund (2017 General Obligation Bond Funds) **[21-1749; DELETED]**

Office of Arts and Culture

18. [21-1897](#) Authorize contracts with cultural organizations for the provision of artist services to the City through the Cultural Organizations Program for the period October 1, 2021 through September 30, 2022 (list attached to the Agenda Information Sheet) - Not to exceed \$5,160,176.00 - Financing: General Fund **[21-1750; APPROVED]**

Office of Homeless Solutions

19. [21-1943](#) Authorize **(1)** preliminary adoption of Substantial Amendment No. 2 to the FY 2021-22 Action Plan to accept HOME Investment Partnerships Program ("HOME") American Rescue Plan Act ("ARPA") Grant Funds from the U.S. Department of Housing and Urban Development ("HUD") for the Homelessness Assistance and Supportive Services ("HASS") Program in the amount of \$21,376,123.00; and **(2)** a public hearing to be held on December 8, 2021 to receive comments on the proposed use of funds - Financing: No cost consideration to the City **[21-1751; APPROVED]**

Office of Procurement Services

20. [21-1925](#) Authorize a three-year master agreement for the purchase of firefighting foams and fire hoses for the Fire-Rescue Department - Casco Industries, Inc. in the estimated amount of \$179,220, Daco Fire Equipment in the estimated amount of \$1,196,970, Metro Fire Apparatus Specialists, Inc. in the estimated amount of \$492,140, and Delta Fire & Safety, Inc. dba Delta Industrial Service & Supply in the estimated amount of \$ 424,770, lowest responsible bidders of six - Total estimated amount of \$2,293,100 - Financing: General Fund **[21-1752; APPROVED]**

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

21. ~~[21-1921](#)~~ Authorize ~~(1)~~ a three-year service contract, with one two-year renewal option, for City paid long term disability benefits and administration of grandfathered life insurance policies Standard Insurance Company, most advantageous proposer of two - Not to exceed \$8,626,122 - Financing: Employee Benefits Fund (subject to annual appropriations); and ~~(2)~~ a three-year service contract, with one two-year renewal option, for pre-paid legal and identity theft protection services MetLife Legal Plans, Inc., most advantageous proposer of five - Financing: No cost consideration to the City (coverage to be paid for by the employee - see Fiscal Information)
[21-1753; DELETED]
22. [21-1932](#) Authorize a three-year service price agreement for citywide painting services - Prestige Building Group, LLC in the estimated amount of \$2,394,505, Alderink Enterprises, Inc. dba CI Pavement in the estimated amount of \$251,055, JNA Painting and Contracting Company, Inc. in the estimated amount of \$200,835, and TJ's Professional Painting and Construction, LLC in the estimated amount of \$191,000, lowest responsible bidder of seven - Total estimated amount of \$3,037,395 - Financing: General Fund (\$1,890,395), Aviation Fund (\$118,300), Convention and Event Services Fund (\$663,000), Dallas Water Utilities Fund (\$300,000), and Stormwater Drainage Management Fund (\$65,700)
[21-1754; APPROVED]
23. [21-1915](#) Authorize a five-year service price agreement for stagehand, technician, and setup labor for the Office of Arts and Culture - IAPP, Inc., most advantageous proposer of two - Estimated amount of \$1,699,774 - Financing: General Fund
[21-1755; APPROVED]
24. [21-1926](#) Authorize a five-year service price agreement for digitization services for Development Services - MEI Mail Services, most advantageous proposer of eight - Estimated amount of \$500,703.80 - Financing: Building Inspection Fund
[21-1756; APPROVED]
25. [21-1927](#) Authorize a five-year service price agreement for vent and hood maintenance and cleaning services at Dallas Love Field for the Department of Aviation - Code 69, LLC dba Bare Metal Standard, lowest responsible bidder of four - Estimated amount of \$591,900 - Financing: Aviation Fund
[21-1757; APPROVED]
26. ~~[21-1917](#)~~ Authorize a one-year subrecipient agreement to provide childcare assistance to qualifying residents affected by the COVID-19 pandemic for the Office of Community Care United Way of Metropolitan Dallas, most advantageous proposer of two - Not to exceed \$375,000 - Financing: 2020 CARES Act Relief CDBG #3 Fund
[21-1758; DELETED]

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

27. [21-1937](#) Authorize Supplemental Agreement No. 1 to increase the service contract with Acumen Enterprises, Inc. for painting and electrical services - Not to exceed \$1,693,285.84, from \$6,773,143.35 to \$8,466,429.19 - Financing: General Fund (subject to annual appropriations)
[21-1759; APPROVED]
28. [21-1924](#) Authorize Supplemental Agreement No. 2 to increase the service contract with Evans Enterprise, Inc. for electric motor repair services - Not to exceed \$842,713.00, from \$3,370,854.00 to \$4,213,567.00 - Financing: General Fund (\$926.98) and Dallas Water Utilities Fund (\$841,786.02) (subject to annual appropriations)
[21-1760; APPROVED]

Office of the City Auditor

29. [21-1958](#) Authorize approval of the Office of the City Auditor's 2022 Audit Plan as required by paragraph 8(b) of Resolution No. 21-2021, previously approved on February 24, 2021 - Financing: No cost consideration to the City
[21-1761; APPROVED]

Park & Recreation Department

30. [21-1719](#) Authorize a five-year interlocal agreement with the Richardson Independent School District for (1) shared access of campus grounds and (2) the design and construction of park improvements at Parkhill Junior High School located at 16500 Shadybank Drive for the period of November 1, 2021 through October 31, 2026, with an option to extend the agreement for one ten-year period - Financing: This action has no cost consideration to the City (See Fiscal Information)
[21-1762; APPROVED]
31. [21-1935](#) Authorize a professional services contract with Good, Fulton & Farrell, Inc., dba GFF, Inc. for architectural and engineering services for the discovery/scope-to-budget assessment investigation of the facility's existing conditions, schematic design, design development, construction documents, bidding and negotiation, and construction administration for the Pan American Complex Arena Facility Repairs Project located at 1322 Admiral Nimitz Circle in Fair Park - Not to exceed \$290,232.00 - Financing: Fair Park Improvements (C) Fund (2017 General Obligation Bond Fund)
[21-1763; HELD UNDER ADVISEMENT UNTIL DECEMBER 8, 2021 BY COUNCILMEMBER BAZALDUA]
32. [21-1936](#) Authorize a professional services contract with Oglesby Greene, Inc., for architectural and engineering services for the schematic design, design development, construction documents, bidding and negotiation, and construction administration for the Science Place 1 Museum Facility Repairs Project located at 1318 South Second Avenue in Fair Park - Not to exceed \$318,490.00 - Financing: Fair Park Improvements (C) Fund (2017 General Obligation Bond Fund)
[21-1764; HELD UNDER ADVISEMENT UNTIL DECEMBER 8, 2021 BY COUNCILMEMBER BAZALDUA]

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

33. [21-1934](#) Authorize a construction services contract for the construction of public restrooms improvements at the DeGolyer House Complex East Wing in the Dallas Arboretum located at 8525 Garland Road - Ever Group Construction Corp. dba Ever Construction, lowest responsible bidder of two - Not to exceed \$735,500.00 - Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Funds)
[21-1765; APPROVED]

- ~~34. [21-1964](#) Authorize a construction services contract for the construction of the Kidd Springs Park Japanese Garden renovations located at 700 West Canty Street with G. Green Scaping, LP, lowest responsive bidder of three Not to exceed \$932,588.00 - Financing: Park and Recreation Facilities(B) Fund (2017 General Obligation Bond Fund)
[21-1766; DELETED]~~

Water Utilities Department

35. [21-1819](#) An ordinance amending Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code by amending Division 51A-5.100, "Flood Plain Regulations," of Article V, "Flood Plain and Escarpment Zone Regulations"; **(1)** changing "flood plain" to "floodplain"; **(2)** adding and clarifying definitions; **(3)** clarifying the existence of regulatory floodplain maps and FEMA maps; **(4)** adding 500-year floodplain elevation requirements; **(5)** editing tree requirements to reference Article X; **(6)** providing references to FEMA documents; **(7)** clarifying the role of the board of adjustment; **(8)** providing clarification for parking requirements within a floodplain area; **(9)** providing clarification for fences in a floodplain area; **(10)** providing elevator requirements within floodplains; **(11)** reducing the substantial improvement timeframe from 10 years to five years to allow for general maintenance; **(12)** allowing a director-approved fill permit process; **(13)** providing pre-application conference requirements to the floodplain alteration permit; **(14)** providing cantilevering requirements; **(15)** amending the 130 acre limitations to 100 acres throughout to maintain consistency with the updated City of Dallas Drainage manual; **(16)** eliminating the fill permit extension option; **(17)** providing that fill permits expire five years after issuance; **(18)** clarifying requirements for a building permit; **(19)** providing a penalty not to exceed \$2,000; **(20)** providing a saving clause; **(21)** providing a severability clause; and **(22)** providing an effective date - Financing: No cost consideration to the City
[21-1767; APPROVED; ORDINANCE 32039]
36. [21-1878](#) Authorize the rejection of bids received for the Elm Fork Water Treatment Plant Filter Complex Project - Financing: No cost consideration to the City
[21-1768; APPROVED]

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

37. [21-1253](#) Authorize **(1)** a construction services contract for the installation of erosion control improvements at 18 locations (list attached to the Agenda Information Sheet) - Ark Contracting Services, LLC, lowest responsible bidder of four; and **(2)** an increase in appropriations not to exceed \$3,370,896.00 in the Storm Drainage Management Capital Construction Fund - Not to exceed \$6,883,991.55 - Financing: Flood Control (D) Fund (2017 General Obligation Bond Funds) (\$3,252,206.55), Storm Drainage Management Capital Construction Fund (\$3,370,896.00), and Flood Protection and Storm Drainage Facilities Fund (2012 General Obligation Bond Funds) (\$260,889.00)
[21-1769; APPROVED]
38. [21-1803](#) Authorize a construction services contract for Bachman Lake Dredging Improvements - Renda Environmental, Inc., lowest responsible bidder of five - Not to exceed \$24,775,602.98 - Financing: Water Capital Improvement G Fund
[21-1770; APPROVED]
39. [21-1671](#) Authorize Supplemental Agreement No. 1 to the professional services contract with Nathan D. Maier Consulting Engineers, Inc. to provide additional engineering services for storm drainage improvements along Parrish Branch at East Wheatland Road - Not to exceed \$91,635.75, from \$35,464.00 to \$127,099.75 - Financing: Storm Drainage Management Capital Construction Fund
[21-1771; APPROVED]

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

40. [21-1949](#) 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)
[21-1772; INDIVIDUAL, FULL COUNCIL AND OFFICER APPOINTMENTS MADE TO BOARDS AND COMMISSIONS]

Department of Public Works

41. [21-1697](#) Authorize the second step of acquisition for condemnation by eminent domain to acquire a wastewater easement from Angela Hickman Scott, Alvin'a Scott, Alvin Scott, Jr. and Andrew Scott of approximately 11,826 square feet of land, located near the intersection of University Hills Boulevard and Camp Wisdom Road for the University Hills Infrastructure Project - Not to exceed \$6,463.00 (\$5,373.00, plus closing costs and title expenses not to exceed \$1,090.00) - Financing: Equity Revitalization Capital Fund
[21-1773; APPROVED]

Mayor and City Council Office

Note: A motion to reconsider the March 25, 2020, City Council action must be adopted before Agendattem No. 42 can be reconsidered.

42. [21-1965](#) A resolution amending Section 6.1(c)(1) of the City Council Rules of Procedure to state that the City Council voting agenda meetings begin at 9:00 a.m. on the second and fourth Wednesday of each month, with public hearings being conducted no earlier than 1:00 p.m. - Financing: No cost consideration to the City
[21-1774; APPROVED]
43. [21-1539](#) Authorize approval of the 2022 City Calendar - Financing: No cost consideration to the City
[21-1775; APPROVED AS AMENDED]

Office of Economic Development

44. [21-2040](#) Authorize execution of a development agreement and all other necessary documents with Sadler Circle Senior Apartments LLC and/or its affiliates in an amount not to exceed \$4,438,154.00, payable from Maple/Mockingbird TIF District Funds, in consideration of the Oaklawn Place Project, a senior multi-family development on approximately 1.8 acres of property currently addressed at 5717-5725 Sadler Circle in Tax Increment Financing Reinvestment Zone Number Eighteen (Maple/Mockingbird TIF District) - Not to exceed \$4,438,154.00 - Financing: Maple/Mockingbird TIF District Fund (subject to annual appropriations from tax increments)
[21-1776; APPROVED]

Water Utilities Department

45. [21-1839](#) Authorize the second step of acquisition for condemnation by eminent domain to acquire an unimproved tract of land containing approximately 29,185 square feet, from Sorab Miraki, located on Morrell Avenue at its intersection with Sargent Road for the Dallas Floodway Extension Project - Not to exceed \$129,724.00 (\$126,724.00, plus closing costs and title expenses not to exceed \$3,000.00) - Financing: Flood Protection and Storm Drainage Facilities Fund (2006 General Obligation Bond Funds)
[21-1777; APPROVED]

ITEMS FOR FURTHER CONSIDERATION**Office of Economic Development**

46. [21-2038](#) Authorize **(1)** designating approximately 5.4 acres of property addressed as 1823 North Hall Street, located at the northwest corner of North Hall Street and Flora Street in Dallas, Texas, as City of Dallas Neighborhood Empowerment Zone No. 19 ("City of Dallas NEZ No. 19"), pursuant to Chapter 378 of the Texas Local Government Code, to promote the creation of affordable housing and an increase in economic development in the zone, establish the boundaries of the zone, and provide for an effective date; and **(2)** a real property tax abatement agreement with SEK Hall Street, LLC or an affiliate thereof ("SEK Hall Street") for a period of ten years in an amount equal to the City's taxes assessed on 90 percent of the increased taxable value of real property in conjunction with a new mixed-income and mixed-use development project (the "One City View Project") to be situated on approximately 5.4 acres at 1823 North Hall Street (the "Property") in City of Dallas NEZ No. 19, in accordance with the City's Public/Private Partnership Program - Estimated Revenue Foregone: \$3,892,504.00 over a ten-year period (This item was deferred on October 13, 2021)
[21-1778; APPROVED AS AMENDED]

ADDITIONS:**OTHER ITEMS FOR INDIVIDUAL CONSIDERATION****City Attorney's Office**

47. [21-2010](#) Authorize **(1)** a professional services contract with Kirkland & Ellis LLP to provide legal services to the City of Dallas including an investigation of, and report about, data loss involving City of Dallas Information and Technology Services Department employee(s) migrating Dallas Police Department and City Secretary's Office files from an online cloud-based archive to a server for the time period of January 21, 2021 through April 1, 2021, and any other data loss reported; **(2)** an increase in appropriations in an amount not to exceed \$548,450 in the Liability Reserve Fund; and **(3)** a transfer in an amount not to exceed \$548,450 from General Fund Contingency to the Liability Reserve Fund - Not to exceed \$548,450.00 - Financing: Liability Reserve Fund (see Fiscal Information)
[21-1779; APPROVED]

PUBLIC HEARINGS AND RELATED ACTIONS**Department of Planning and Urban Design****ZONING CASES – INDIVIDUAL**

- Z1. [21-1933](#) A public hearing to receive comments regarding an application for the termination of deed restrictions [Z767-296] on property zoned a CR Community Retail District on the east line of Gaston Avenue, northwest of Garland Road and a resolution accepting amended deed restrictions volunteered by the applicant
Recommendation of Staff: Approval
Recommendation of CPC: Approval, subject to amended deed restrictions volunteered by the applicant in lieu of the termination of deed restrictions [Z767-296] Z201-199(ND)
[21-1780; HEARING CLOSED; HELD UNDER ADVISEMENT UNTIL NOVEMBER 10, 2021 BY COUNCILMEMBER BLACKMON]

ZONING CASES - UNDER ADVISEMENT – INDIVIDUAL

- Z2. [21-1771](#) A public hearing to receive comments regarding an application for and an ordinance granting an MF-2(A) Multifamily District and a resolution accepting deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District, on the northwest line of Empire Central, southwest of Mohawk Drive
Recommendation of Staff: Approval
Recommendation of CPC: Approval, subject to deed restrictions volunteered by the applicant
Z201-200(RM)
Note: This item was deferred by the City Council before opening the public hearings on August 11, 2021 and September 9, 2021, and is scheduled for consideration on October 27, 2021
[21-1781; HEARING CLOSED; HELD UNDER ADVISEMENT UNTIL NOVEMBER 10, 2021 BY COUNCILMEMBER MORENO]
- Z3. [21-1883](#) A public hearing to receive comments regarding an application for and an ordinance granting for a Planned Development District for NO(A) Neighborhood Office District uses and a car wash use on property zoned an NO(A) Neighborhood Office District, on the south line of Forest Lane, west of Meadow knoll Drive
Recommendation of Staff and CPC: Approval, subject to a development plan and conditions
Z201-206(RM)
Note: This item was held under advisement by the City Council at the public hearing on September 22, 2021, and is scheduled for consideration on October 27, 2021
[21-1782; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 32040]

PUBLIC HEARINGS AND RELATED ACTIONS (continued)**Department of Planning and Urban Design** (continued)**ZONING CASES - UNDER ADVISEMENT – INDIVIDUAL** (continued)

- Z4. [21-2037](#) A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for single family uses on property zoned R-7.5(A) Single Family District, at the southwest corner of Highland Road and Barbaree Boulevard
Recommendation of Staff and CPC: Approval, subject to a conceptual plan, landscape plan, and conditions
Z201-214(LG)
Note: This item was deferred by the City Council at the public hearing on October 13, 2021, and is scheduled for consideration on October 27, 2021
[21-1783; HEARING CLOSED; APPROVED AS AMENDED; ORDINANCE 32041]

FLOODPLAIN APPLICATIONS**Water Utilities Department**

- PH1. [21-1696](#) A public hearing to receive comments regarding the application for and approval of the fill permit and removal of the floodplain (FP) prefix from approximately 2.1 acres of the current 13.0 acres of floodplain located at 8700 Military Parkway, within the floodplain of Prairie Creek, Fill Permit 21-01 - Financing: No cost consideration to the City
[21-1784; NO ACTION TAKEN]

STREET NAME CHANGE - FOR FURTHER CONSIDERATION**Development Services**

- PH2. [21-1768](#) A public hearing to receive comments regarding a proposal to consider a request to change the name of Kirnwood Drive, between Hampton Road and Indian Ridge Trail, to "Dr. KD Wesley Way" and an ordinance granting the name change - NC201-001 - Financing: This action has no cost consideration to the City (see Fiscal Information) Note: This item was deferred by the City Council before opening the public hearing on September 9, 2021, and is scheduled for consideration on October 27, 2021
[21-1785; HEARING CLOSED; APPROVED; ORDINANCE 32042]

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

- PH3. [21-1700](#) A public hearing to receive comments regarding an application by Hickory Trail Partners, LP, or its affiliates (Applicant) to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Low Income Housing Tax Credits for parcHAUS at Hickory Trail located at 9101 Old Hickory Trail, Dallas, Texas 75237; and, at the close of the public hearing adopt a Resolution of No Objection for Applicant, related to its application to TDHCA for the development of parcHAUS at Hickory Trail, a multifamily development - Financing: No cost consideration to the City
[21-1786; HEARING CLOSED; HELD UNDER ADVISEMENT UNTIL DECEMBER 8, 2021 BY COUNCILMEMBER ATKINS]

Park & Recreation Department

- PH4. [21-1653](#) A public hearing, pursuant to Chapter 26 of the Texas Parks and Wildlife Code, to receive comments on the proposed use of a portion of Glendale Park, totaling approximately 147,692 square feet (3.40 acres) of land, located at 1515 East Ledbetter Drive, by Dallas Water Utilities for the construction of a 72-inch wastewater line to replace the existing wastewater line; and, at the close of the public hearing, consideration of a resolution authorizing the proposed use of parkland pursuant to Chapter 26 of the Texas Parks and Wildlife Code - Financing: No cost consideration to the City
[21-1787; HEARING CLOSED; APPROVED]