

MINUTES OF THE DALLAS CITY COUNCIL  
WEDNESDAY, MAY 11, 2022

22-0700

VOTING AGENDA MEETING  
DALLAS CITY HALL, ROOM 5ES/VIDEO CONFERENCE  
MAYOR ERIC JOHNSON, PRESIDING

PRESENT: [15] Johnson, West, Resendez, \*Moreno, Thomas, \*\*Arnold (9:18 a.m.),  
\*\*Narvaez (9:17 a.m.), \*Bazaldua, Atkins, Blackmon, McGough, Schultz,  
Mendelsohn, Willis, Ridley

ABSENT: [0]

The meeting was called to order at 9:20 a.m. with a quorum of the city council present.

The invocation was given by Pastor Darell Smith of The Greater Dallas Coalition and Victory Outreach Church of Dallas.

Mayor Johnson 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 12:03 p.m. to closed session and reconvened to open session at 12:52 p.m.

After all business properly brought before the city council had been considered, the city council adjourned at 5:24 p.m.

ATTEST: \_\_\_\_\_  
Mayor

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

MINUTES OF THE DALLAS CITY COUNCIL  
WEDNESDAY, MAY 11, 2022

EXHIBIT A

MINUTES OF THE DALLAS CITY COUNCIL  
WEDNESDAY, MAY 11, 2022

EXHIBIT B

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 11, 2022

22-0701

CITIZEN SPEAKERS

In accordance with the City Council Rules of Procedure, the city council provided "open microphone" opportunities for the following individuals to comment on matters that were scheduled on the city council voting agenda or to present concerns or address issues that were not matters for consideration listed on the posted meeting agenda:

**OPEN MICROPHONE – BEGINNING OF MEETING:**

SPEAKER: William Hopkins, 2011 Leath St. (Handout provided)  
SUBJECT: Ukraine/West Dallas

SPEAKER: Phillip Terry, 11028 Glen Echo Ct.  
SUBJECT: Short Term Rental zoning/regulation  
REPRESENTING: Dallas Neighborhood Coalition

SPEAKER: Mary Gilliland, 11028 Glen Echo Ct.  
SUBJECT: Short Term Rental zoning/regulation  
REPRESENTING: Dallas Neighborhood Coalition

SPEAKER: John Auty, 7006 Rocky Top Cir.  
SUBJECT: DART safety  
REPRESENTING: Highlands of McKamy IV & V

SPEAKER: Bonnie Mathias, 904 Lufkin St.  
SUBJECT: Remediation/Shingle Mountain

**OPEN MICROPHONE – END OF MEETING:**

At 5:24 p.m., Mayor Johnson announced the adjournment of the city council meeting authorized by Chapter 551, "OPEN MEETINGS," of the (Texas Open Meetings Act).

With no quorum of the city council present and the city council meeting officially adjourned, the following speakers offered public comments:

SPEAKER: Avis Chaisson, 13455 Noel Rd.  
SUBJECT: Palladium RedBird award  
REPRESENTING: Palladium USA International Inc.

SPEAKER: Shenita Hesson, 365 Uptown Blvd., Cedar Hill, TX  
SUBJECT: Community issues

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

22-0701

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**OPEN MICROPHONE – END OF MEETING:**

(continued)

SPEAKER: Ryan Hess, 1808 S. Good Latimer Expwy.

SUBJECT: Blue Star site remediation

REPRESENTING: Southern Sector Rising

SPEAKER: Karesha Daniels, 3177 Scotch Creek Rd., Coppell, TX

SUBJECT: Thanks to City of Dallas

SPEAKER: Deloris Phillips, Not Provided (handout provided)

SUBJECT: Dallas protects image over lives

SPEAKER: Noreen Antao, Not Provided

SUBJECT: Noisy vehicles in neighborhood

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 11, 2022

22-0702

Item 1:        Approval of Minutes of the April 27, 2022 City Council Meeting

Councilmember Atkins moved to adopt the minutes as presented.

Motion seconded by Deputy Mayor Pro Tem Resendez and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 11, 2022

22-0703

CONSENT AGENDA

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

Philip Hiatt Haigh, 1910 Lansford Ave., representing The Loop Dallas Organization  
[Agenda Item 12]

The consent agenda consisted of consent agenda items 2-36. Consent agenda item 30 was corrected. Consent agenda items 10, 15, 22 and 23 were deleted.

Mayor Johnson requested consent agenda item 14 be considered as an individual item later in the meeting; there was no objection voiced by the city council.

Councilmember Mendelsohn requested consent agenda items 14 and 30 be considered as individual items later in the meeting; there was no objection voiced by the city council.

Therefore, the consent agenda, consisting of consent agenda items 2-9, 11-13, 16-21, 24-29 and 31-36 was presented for consideration.

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

Motion seconded by Deputy Mayor Pro Tem Resendez and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 11, 2022

22-0704

Item 2: Authorize **(1)** preliminary adoption of the FY 2022-23 HUD Consolidated Plan Budget for U.S. Department of Housing and Urban Development Grant Funds in an estimated amount of \$32,918,434 for the following programs and estimated amounts: **(a)** Community Development Block Grant in the amount of \$15,086,728; **(b)** HOME Investment Partnerships Program in the amount of \$5,897,968; **(c)** Emergency Solutions Grant in the amount of \$1,290,230; **(d)** Housing Opportunities for Persons with AIDS in the amount of \$7,943,508; and **(e)** estimated Program Income and One-Time Revenue in the amount of \$2,700,000; and **(2)** a public hearing to be held on May 25, 2022 to receive comments on the proposed use of funds - Financing: No cost consideration to the City (see Fiscal Information)

Adopted as part of the consent agenda.



OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 11, 2022

22-0705

Item 3: Authorize settlement of the lawsuit styled George Sanchez v. City of Dallas, Cause No. DC-21-05259 – Not to exceed \$42,500.00 - Financing: Liability Reserve Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 11, 2022

22-0706

Item 4: Authorize settlement of the lawsuit styled Horace Greene v. City of Dallas, Cause No. DC-21-03163 - Not to exceed \$150,000.00 -Financing: Liability Reserve Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 11, 2022

22-0707

Item 5: Authorize **(1)** a three-year consultant services contract with two one-year renewal options at the City's discretion for on-call airport planning and advisory services for the Dallas Airport System (Dallas Executive Airport, Dallas Love Field, and Dallas Vertiport) - Ricondo & Associates, Inc., most advantageous proposer of two; and **(2)** an increase in appropriations in an amount not to exceed \$3,000,000.00 in the Aviation Construction Fund - Not to exceed \$3,000,000.00 - Financing: Aviation Construction Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 11, 2022

22-0708

Item 6: Authorize a six-year reimbursement agreement with the United States Customs and Border Protection for mandated personnel related costs for federal inspection at Dallas Love Field, - annual amount not to exceed \$675,000.00 - total amount for the six year term – in an amount not to exceed \$4,050,000.00 Financing: Aviation Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 11, 2022

22-0709

Item 7: Authorize an increase in parking rates to meet market standards and demand, as well as adjust for ever increasing costs for maintenance and labor management for Garages A, B, C, and Valet at the Dallas Love Field Airport - Estimated Revenue: Aviation Fund \$5,664,816.00

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 11, 2022

22-0710

Item 8: A resolution authorizing the conveyance of an access easement containing approximately 3,355 square feet of land to the North Texas Municipal Water District across City-owned land which is used for the Dallas Water Utilities Lake Tawakoni Pipeline Project located in the City of Forney, Kaufman County, Texas - Estimated Revenue: General Fund \$327.00

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 11, 2022

22-0711

Item 9:       An ordinance amending Ordinance No. 31850, previously approved on May 12, 2021, which abandoned a portion of Killion Drive, located near the intersection of Killion and Gooding Drives to the Dallas Independent School District, to extend the final replat deadline from one year to twenty-four months - Revenue: General Fund \$5,400.00, plus the \$20.00 ordinance publication fee

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 32192

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 11, 2022

22-0712

Item 10: ~~An ordinance providing for the closure and vacation to vehicular traffic of a portion of South Pearl Expressway containing approximately 12,160 square feet of land, located at the intersection of South Pearl Expressway and Taylor Street—Financing: No cost consideration to the City~~

Deleted



OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 11, 2022

22-0713

Item 11: Authorize **(1)** a Project Specific Agreement with Dallas County for funding participation of transportation-related maintenance, repairs, and improvements of Arapaho Road from Meadowcreek Drive to Hillcrest Road; Arapaho Road from Moondust Drive to Overmead Circle; Belt Line Road from Knollview Drive to Tanglelen Drive; Belt Line Road from Spring Creek Road to Coit Road; Greenville Avenue from Amberton Parkway to Restland Road; Hillcrest Road from McKamy Parkway to Wester Way; Inwood Road from Dallas North Tollway Access Road to Harvest Hill Road; and **(2)** the receipt and deposit of funds from Dallas County in an amount not to exceed \$744,246.64 - Estimated Revenue: Capital Projects Reimbursement Fund \$744,246.64

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 11, 2022

22-0714

Item 12: Authorize acquisition from Oncor Electric Delivery Company LLC, of approximately 110 acres of land located near the intersection of Scyene Road and Elsie Faye Heggins Street for future park land adjacent to the Parkdale Lake Trinity Forest Spine Trail Project - closing costs and title expenses not to exceed \$7,489.58 - Financing: 2006 General Obligation Bond Funds (\$5,926.29) and Park and Recreation Facilities Fund (2017 General Obligation Bond Fund) (\$1,563.29)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 11, 2022

22-0715

Item 13: Authorize an amendment to an existing lease agreement with Towne Square Market LP to extend the lease agreement for an additional eight years for approximately 8,100 square feet of office and clinic space located at 3302 North Buckner Boulevard, Suites 124 and 130, to be used as a Women, Infants and Children Clinic for the period June 1, 2022 through May 31, 2030 - Not to exceed \$1,173,892.80 - Financing: Health and Human Services Commission Grant Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 11, 2022

22-0716

Item 14: Authorize a development loan agreement with LDG The Terrace at Southern Oaks, LP and/or its affiliate, for the development of The Terrace at Southern Oaks, a 300-unit affordable multifamily complex located at 3300 Southern Oaks Boulevard, Dallas, Texas 75216 (Project) - Not to exceed \$7,900,000.00 - Financing: HOME Funds (\$3,500,000.00) and CDBG Funds (\$4,400,000.00)

Mayor Johnson and Councilmember Mendelsohn 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.

The city secretary announced Mayor Johnson had a conflict of interest and would abstain from voting or participating in any discussion. Mayor Johnson left the council chamber.

Councilmember Arnold moved to adopt the item.

Motion seconded by Councilmember Narvaez.

During discussion, Councilmember Mendelsohn moved a subsidiary motion that:

- The first sentence of Section 2 is amended by adding the following language to the end of the sentence: “for a period of 20 years.”

Subsidiary motion seconded by Deputy Mayor Pro Tem Resendez.

After discussion, Presiding Officer West called a vote on Councilmember Mendelsohn’s subsidiary motion and declared the motion adopted.

Presiding Officer West called a vote on Councilmember Arnold’s motion, as amended by Councilmember Mendelsohn’s subsidiary motion, and declared the item amended. (Johnson abstain)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 11, 2022

22-0717

Item 15: ~~An ordinance amending Chapter 28, "Motor Vehicles and Traffic," of the Dallas City Code by adding Section 28-61.1. "Standing and Walking in Certain Areas Prohibited" (1) prohibiting standing and walking on medians measuring six feet or less in width, where no medians exist, or in an area designated as a clear zone; (2) providing a penalty not to exceed \$500; (3) providing a saving clause; (4) providing a severability clause; and (5) providing an effective date — Financing: This action has no cost consideration to the City (see Fiscal Information)~~

Deleted

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 11, 2022

22-0718

Item 16: Authorize a Supplemental Agreement No. 1 to the professional services contract with Gresham Smith to expand the project scope to include additional priority bike project design and study elements - Not to exceed \$368,236.00, from \$449,045.00 to \$817,281.00 -Financing: Bike Lane Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 11, 2022

22-0719

Item 17: Authorize a five-year collection contract, with two one-year renewal options, for the billing, collection and reporting of emergency ambulance fees for Fire-Rescue Department with Digitech Computer, LLC through an interlocal agreement with The City of Bryan, Texas - Estimated Annual Net Revenue: General Fund \$27,600,000

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 11, 2022

22-0720

Item 18: Authorize **(1)** a public hearing to be held on June 8 , 2022, to receive comments concerning the Dallas Tourism Public Improvement District (the District) expansion in accordance with Senate Bill 804, allowing the City to include property in a hotel-public improvement district (hotel-PID) with the property owner's consent if such property could have been included in the District, when created, without violating the petition thresholds, to provide supplemental public services funded by assessments on Dallas hotels with 100 or more rooms (Qualifying hotels); and at the close of the hearing, **(2)** a resolution approving District boundary expansion to include an estimated 6 additional Qualifying hotels in the District not described in the resolution or petition re-establishing the District in 2016 or 2020 boundary expansion (District expansion) - Financing: This action has no cost consideration to the City (see Fiscal Information)

Adopted as part of the consent agenda.



OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 11, 2022

22-0721

Item 19: Authorize **(1)** a public hearing to be held on June 8, 2022, to receive comments concerning the renewal of the Knox Street Public Improvement District (the District), in accordance with Chapter 372 of the Texas Local Government Code (the Act), for the specified area of the District, for the purpose of providing supplemental public services, to be funded by an assessment on real property and real property improvements in the District; and, at the close of the public hearing; **(2)** approval of a resolution renewing the District for a period of ten years; **(3)** approval of the District's Service Plan for 2023-2032 for the purpose of providing supplemental public services, to be funded by assessments on real property and real property improvements in the District; and **(4)** approval of a management contract with Knox Street Improvement District Corporation, a Texas nonprofit corporation as the management entity for the District - Financing: This action has no cost consideration to the City (see Fiscal Information)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 11, 2022

22-0722

Item 20: Authorize **(1)** a public hearing to be held on June 8, 2022, to receive comments concerning the renewal of the Lake Highlands Public Improvement District (the District), in accordance with Chapter 372 of the Texas Local Government Code (the Act), for the specified area of the District, for the purpose of providing supplemental public services, to be funded by an assessment on real property and real property improvements in the District; and, at the close of the public hearing; **(2)** approval of a resolution renewing the District for a period of ten years; **(3)** approval of the District's Service Plan for 2023-2032 for the purpose of providing supplemental public services, to be funded by assessments on real property and real property improvements in the District; and **(4)** approval of a management contract with Lake Highlands Improvement District Corporation, a Texas nonprofit corporation as the management entity for the District - Financing: This action has no cost consideration to the City (see Fiscal Information)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 11, 2022

22-0723

Item 21: Authorize **(1)** a public hearing to be held on June 8, 2022, to receive comments concerning the renewal of the Midtown Improvement District (the District), in accordance with Chapter 372 of the Texas Local Government Code (the Act), for the specified area of the District, for the purpose of providing supplemental public services, to be funded by an assessment on real property and real property improvements in the District; and, at the close of the public hearing; **(2)** approval of a resolution renewing the District for a period of ten years; **(3)** approval of the District's Service Plan for 2023-2032 for the purpose of providing supplemental public services, to be funded by assessments on real property and real property improvements in the District; and **(4)** approval of a management contract with Vickery Meadows Management Corporation DBA Midtown Management Corporation, a Texas nonprofit corporation as the management entity for the District - Financing: This action has no cost consideration to the City (see Fiscal Information)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 11, 2022

22-0724

Item 22: ~~Authorize a development agreement and all other necessary documents with FM City Park, LLC (“Adjacent Owner”) and/or its affiliates in an amount not to exceed \$285,650.00 for the design and construction of the Pearl Improvement Project (“Project”), located in the Pearl Expressway public right of way between Taylor Street and Marilla Street, in Tax Increment Financing Reinvestment Zone Number Six (“Farmers Market TIF District”), approved as to form by the City Attorney, payable from Farmers Market Tax Increment Financing District funds, such improvements being necessary and convenient to the implementation of the Farmers Market TIF District Amended Project Plan and Reinvestment Zone Financing Plan. Not to exceed \$285,650.00. Financing: Farmers Market TIF District Fund (subject to annual appropriations from tax increments)~~

Deleted

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 11, 2022

22-0725

Item 23: ~~Authorize a development agreement and an amendment to the Master Agreement, as amended, along with other documents the City deems necessary with 1100 Pearl Street, Inc. ("Developer") and/or its affiliates in an amount not to exceed \$6,544,249.00 payable from future Farmers Market TIF District Funds, in consideration for the design, funding, and construction of the Pearl Lofts Project ("Project") located on property currently addressed as 2100 Jan Pruitt Way ("Project site") in Tax Increment Financing Reinvestment Zone Number Six ("Farmers Market TIF District"), approved as to form by the City Attorney, with such improvements being necessary and convenient to the implementation of the Farmers Market TIF District Project Plan and Reinvestment Zone Financing plan, as amended. Not to exceed \$6,544,249.00 Financing: Farmers Market TIF District Fund (subject to future appropriations from tax increments)~~

Deleted

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 11, 2022

22-0726

Item 24: Authorize a public hearing to be held on June 8, 2022, to receive comments regarding extension of the Public/Private Partnership Program Guidelines and Criteria, for the period July 1, 2022 through December 31, 2022 - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 11, 2022

22-0727

Item 25: A resolution authorizing approval of the program statement for the American Rescue Plan Act (ARPA)/Coronavirus State and Local Fiscal Recovery Funds (CSLFRF) - Food Banks/Pantries Support Program, as shown in **Exhibit A**, to provide financial support in the form of grants to Dallas-based Hunger Relief Organizations that were impacted by the COVID-19 pandemic and/or by needs caused by the COVID-19 pandemic. Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 11, 2022

22-0728

Item 26: Authorize a two-year cooperative purchasing agreement for **(1)** citywide hazardous and non-hazardous waste disposal services with Green Planet, Inc. through an interlocal agreement with Dallas/Fort Worth International Airport in an estimated amount of \$2,430,000.00; and **(2)** citywide bio-hazardous decontamination and spill clean-up services with Cleaning Guys, LLC dba CG Environmental through an interlocal agreement with the Texas Department of Transportation in an estimated amount of \$1,927,380.72 - Total estimated amount of \$4,357,380.72 - Financing: General Fund (\$3,521,059.77), Equipment and Fleet Management Fund (\$442,634.35), Dallas Water Utilities Fund (\$197,895.53), Capitol Construction Fund (\$97,895.53), Airport Fund (\$48,947.77), and Sanitation Operation Fund (\$48,947.77)

Adopted as part of the consent agenda.



OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 11, 2022

22-0729

- Item 27: Authorize a three-year cooperative purchasing agreement, with two three-year renewal options, for the purchase of firewalls and equipment, related accessories, managed services, and support services for the Dallas Airport System for the Department of Aviation with GTS Technology Solutions, Inc. through the Department of Information Resources cooperative agreement - Not to exceed \$231,775.85 - Financing: Aviation Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 11, 2022

22-0730

Item 28: Authorize a five-year cooperative purchasing agreement for an identity and access management, single-sign on platform for the Department of Information and Technology Services with Netsync Network Solutions through the State of Texas Department of Information Resources cooperative agreement  
- Estimated amount of \$3,759,266 - Financing: Data Services Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 11, 2022

22-0731

Item 29: Authorize Supplemental Agreement No. 1 to exercise the first of two one-year renewal options, with Prime Controls, LP, for maintenance and support of the supervisory control and data acquisition system for the Water Utilities Department - Not to exceed \$200,000.00 - Financing: Dallas Water Utilities Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 11, 2022

22-0732

Note: Agenda Item No. 40 must be heard before Agenda Item No. 30

Item 30: Authorize Supplemental Agreement No. 3 to (1) ~~the ratification of~~ ratify \$478,973 to pay additional expenses related to professional services performed in advance of the adoption of 3C West of Lamar alternative adopted by City Council in February 2022; and (2) ~~Supplemental Agreement No. 3 to~~ increase the service contract with WSP, USA, Inc. for additional transportation and land use planning, and public meeting services required to complete the Kay Bailey Hutchison Convention Center Dallas Master Plan in the amount of \$678,701.50 - Total not to exceed \$1,157,674.50, from \$4,953,198.00 to \$6,110,872.50 - Financing: Convention Center Construction Fund (subject to annual appropriations)

Corrected

Councilmember Mendelsohn 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 Blackmon moved to adopt the item.

Motion seconded by Mayor Pro Tem West.

After discussion, Mayor Johnson called a vote and declared the item adopted on a divided vote with Councilmember Mendelsohn voting "No."

Note: The city secretary stated for the record that agenda item 40 and agenda item 30 were separate items, and consideration of one has no connection to the consideration of the other. Item 40 does not have to be considered before item 30.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 11, 2022

22-0733

Item 31: Authorize Supplemental Agreement No. 3 to increase the service contract with RNDI Companies, Inc. for asbestos abatement and demolition services for City and non-City owned structures and to extend the term from August 10, 2022 to August 9, 2023 - Not to exceed \$2,977,840 - Financing: General Fund (\$2,957,840) and Convention Center Construction Fund (\$20,000) (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 11, 2022

22-0734

Item 32: Authorize a three-year master agreement for the purchase of cast iron fittings for the Water Utilities Department - Fortiline, Inc. dba Fortiline Waterworks in the estimated amount of \$245,000 and Core & Main LP in the estimated amount of \$185,000, lowest responsible bidders of two - Total estimated amount of \$430,000 - Financing: Dallas Water Utilities Fund (\$410,000) and Stormwater Drainage Management Operation Fund (\$20,000)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 11, 2022

22-0735

Item 33: Authorize a three-year master agreement for the purchase of printed utility bill inserts for the Water Utilities Department - AC Printing, LLC, only bidder  
- Estimated amount of \$765,245.40 - Financing: Dallas Water Utilities Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 11, 2022

22-0736

Item 34: Authorize Supplemental Agreement No. 1 to the professional services contract with Halff Associates, Inc. to provide additional engineering services required for developing construction plans and specifications related to water and wastewater relocations and storm drainage improvements at three locations - Not to exceed \$302,270.00, from \$965,165.00 to \$1,267,435.00 - Financing: Wastewater Capital Improvement G Fund (\$137,849.00), Water Capital Improvement F Fund (\$112,041.00), and Storm Drainage Management Capital Construction Fund (\$52,380.00)

Adopted as part of the consent agenda.



OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 11, 2022

22-0737

Item 35: Authorize acquisition from One Morrell, LLC of a tract of land containing approximately 206,362 square feet, improved with commercial structures and supporting facilities, located on Morrell Avenue near its intersection with Sargent Road for the Dallas Floodway Extension Project. - Not to exceed \$4,158,174.00 (\$4,135,174.00 plus closing costs and title expenses not to exceed \$23,000.00) - Financing: Storm Drainage Management Capital Construction Fund (\$1,492,597.87), Flood Protection and Storm Drainage Facilities Fund (1995 General Obligation Bond Funds) (\$230,198.11), Trinity Corridor Project Fund (1998 General Obligation Bond Funds) (\$423,328.83), Flood Protection and Storm Drainage Facilities Fund (1998 General Obligation Bond Funds) (\$323,075.58), Flood Protection and Storm Drainage Facilities Fund (2003 General Obligation Bond Funds) (\$125,605.60), and Flood Protection and Storm Drainage Facilities Fund (2006 General Obligation Bond Funds) (\$1,563,368.01)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 11, 2022

22-0738

Item 36: Authorize Supplemental Agreement No. 2 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 \$4,493,094.00, from \$11,404,513.00 to \$15,897,607.00 - Financing: Water Capital Improvement G Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 11, 2022

22-0739

Item 37: 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 were received and indicated the nominees met qualifications for service with the term for appointment for the 2021-2023 term.

Councilmember Ridley moved to appoint the following:

- Wesley D. Keyes and Tramonica Brown, General Public to the Citizen Homelessness Commission;
- Jessica Jolly to the Martin Luther King Jr. Community Center Board;
- Fred Walker, Served in US Military, to the Veteran Affairs Commission; and
- Nick Seaman, Agent of Person Who Owns Real Property in the District, to the Reinvestment Zone Five Board (City Center) and Reinvestment Zone Eleven Board (Downtown Connection).

Motion seconded by Councilmember Atkins and unanimously adopted.

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

<b>22-5751</b>	<b>CHC</b>	<b>CITIZEN HOMELESSNESS COMMISSION</b>
<b>22-5752</b>	<b>MLK</b>	<b>MARTIN LUTHER KING JR COMMUNITY CENTER BOARD</b>
<b>22-5753</b>	<b>VAC</b>	<b>VETERAN AFFAIRS COMMISSION</b>
<b>22-5754</b>	<b>RZ05</b>	<b>REINVESTMENT ZONE FIVE BOARD (CITY CENTER)</b>
<b>22-5755</b>	<b>RZ11</b>	<b>REINVESTMENT ZONE ELEVEN BOARD (DOWNTOWN CONNECTION)</b>

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 11, 2022

22-0740

Item 38: An ordinance amending Ordinance No. 32000, previously approved on September 22, 2021, authorizing certain transfers and appropriation adjustments for FY 2021-22 for the maintenance and operation of various departments, activities, and amending the capital budget; and authorize the City Manager to implement those adjustments - Not to exceed \$4,345,607,637 - Financing: General Fund (\$1,560,076,196), Enterprise, Internal Service, and Other Funds (\$1,476,881,876), Capital Funds (\$911,461,085), and Grants, Trusts and Other Funds (\$397,188,480)

The following individuals addressed the city council on the item:

Evelyn Mayo, 7732 Village Trail Dr.  
Azucena Verdin, 2118 Blake Ave., representing Southern Sector Rising  
Janie Cisneros, 2821 Bedford St., representing Singleton United Unidos  
Erin Peavey, 350 N. St Paul St., representing Floral Farms: Neighbors United  
Sarah Fitzgerald, 320 Singleton Blvd., representing Floral Farms: Neighbors United  
Jonathan Soukup, Not Provided, representing Southwest Perennials

Councilmember Atkins moved to adopt the item.

Motion seconded by Councilmember Narvaez.

After discussion, Presiding Officer West called a vote and declared the item unanimously adopted.  
(Johnson, Arnold, Bazaldua absent when vote taken)

Assigned ORDINANCE NO. 32193

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 11, 2022

22-0741

Item 39: An ordinance amending Chapter 7, “Animals,” of the Dallas City Code by amending Sections 7-1.1, 7-4.2, 7-4.5 7-4.10, and 7-8.1; **(1)** prohibiting the sale of dogs and cats at pet stores; **(2)** providing a penalty not to exceed \$500; providing a saving clause; **(3)** providing a severability clause; and **(4)** providing an effective date. Financing: No cost consideration (see Fiscal Information)

The following individuals addressed the city council on the item:

Ken Malcolmson, 4315 Buena Vista St., representing Petland  
Dominique Conner, 1619 Woodin Blvd.  
Edward Lawson, 9020 Southwestern Blvd., representing Petland  
Tommy Habeeb, 11484 Strait Ln., representing Forever Family Rescue Foundation  
Alison, Roche, 2225 N. Harwood St.  
Joram Wolanow, 7310 Currin Dr.  
Teresa Heidt, 4302 Ross Ave.  
Martin Kralik, 6818 Vineridge Dr., representing Responsible Pet Owners Alliance  
Tailim Song, 8111 LBJ Frwy., representing Petland  
Abby Campbell, 8111 LBJ Frwy., representing Petland  
Elizabeth Kunzelman, 250 Riverside St., Chillicothe, OH, representing Petland  
Lauren Loney, 6501 E. Hill Dr., Austin, TX, representing The Humane Society of the United States  
Stacy Sutton Kerby, 6801 Lexington Rd., Austin, TX, representing Texas Humane Legislation Network  
Jay Suk, 456 Marshall Rd., Southlake, TX, representing Petland  
Alexander Wallington, 8645 MacArthur Blvd., Irving, TX, representing Petland  
Elizabeth Oreck, 3718 Bob Stone Dr., Sherman Oaks, CA, representing Best Friends Animal Society  
Patti Dawson, 1301 Lockness Dr., Allen, TX, representing Dallas DogRRR  
Taysirul Huq, 1811 Pecan Park Dr., Arlington, TX  
Lisa Abair, 3700 Mapleshade Ln., Plano, TX, representing Petland  
Joshua Nie, 1021 Willowgate Dr., Prosper, TX  
Kelsea Abair, 3700 Mapleshade Ln., Plano, TX, representing Petland  
Dana Taylor, 2704 Fallcreek Dr., Carrollton, TX, representing Petland  
John Lee, Not Provided, representing Petland  
Makita Gillespie, Not Provided, representing Petland  
Mindy Patterson, Not Provided, representing The Calvary Group/Petland  
Bill Harvill, Not Provided, representing Petland

At 12:03 p.m., Presiding Officer West announced the closed session of the city council authorized by Chapter 551, “OPEN MEETINGS,” of the (Texas Open Meetings Act) to discuss the item.

The closed session ended and reconvened to open session at 12:52 p.m. No other matters were discussed during the closed session.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

22-0741

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Councilmember Willis moved to adopt the item.

Motion seconded by Councilmember Narvaez.

After discussion, Mayor Johnson called a record vote on the item:

Voting Yes: [14] Johnson, West, Resendez, Moreno,  
Thomas, Arnold, Narvaez, Bazaldua,  
Blackmon, McGough, Schultz,  
Mendelsohn, Willis, Ridley

Voting No: [0]

Absent When Vote Taken: [1] Atkins

The city secretary declared the item adopted.

Assigned ORDINANCE NO. 32194

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 11, 2022

22-0742

Note: Agenda Item No. 40 must be heard before Agenda Item No. 30

Item 40: Authorize a professional services contract with WSP USA, Inc. to provide advance planning and feasibility for the Kay Bailey Hutchison Convention Center Dallas Master Plan - Not to exceed \$14,924,394.00 - Financing: Convention Center Construction Fund

Councilmember Narvaez moved to adopt the item.

Motion seconded by Councilmember Atkins and unanimously adopted. (Johnson absent when vote taken)

Note: The city secretary stated for the record that agenda item 40 and agenda item 30 were separate items, and consideration of one has no connection to the consideration of the other. Item 40 does not have to be considered before item 30.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 11, 2022

22-0743

Item 41: An ordinance amending Chapter 20A, "Fair Housing and Mixed Income Housing," of the Dallas City Code by (1) amending Sections 20A-4.1, 20A-5, 20A-24 through 20A-28, 20A-30 through 20A-33; adding Section 20A-23.1 and Section 20A-34; and deleting Section 20A-29; (2) providing updated requirements regarding housing accommodations that benefit from a subsidy or financial award and clarifying certain non-discrimination provisions; (3) providing updated defenses to prosecution; (4) providing an updated applicability statement; (5) providing alternative methods to satisfy the requirements of the mixed income program; (6) providing clarified definitions and program implementation procedures; (7) deleting specific eligible household responsibilities; (8) providing for a set of specific fees in lieu of provision of on-site reserved dwelling units; (9) providing a penalty not to exceed \$500.00; (10) providing a saving clause; (11) providing a severability clause; and (12) providing an effective date - Financing: No cost consideration to the City (see Fiscal Information)

The city secretary stated agenda items 41, 42, and Z14 will be presented collectively; with the order for consideration being: 41, Z14 and 42; there was no objection voiced by the city council.

The following individuals addressed the city council on the item:

Avis Chaisson, 13455 Noel Rd., representing Palladium USA International Inc.  
Caleb Jiang, 5959 E. Northwest Hwy.  
Nathaniel Barrett, Not Provided

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

**[Section 20A-4.1(b)]**

- Multifamily housing accommodations that benefit from a financial award approved by the city council on or after the effective date of this ordinance must make best efforts to lease up to 10 percent of the dwelling units to holders of housing vouchers; and
- The requirement to set aside 10 percent of the dwelling units solely for voucher holders is removed.
- And the uses of the Mixed Income Housing Development Bonus Fund in Section 20A-33 will be reviewed by a council committee before the end of this calendar year.

Motion seconded by Councilmember Ridley.

During discussion and at the request of Councilmember Schultz the following individual addressed the city council:

Linda McMahon, 8402 Lakemont Dr., representing TREC



OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

22-0743

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After discussion, Mayor Johnson called a vote and declared the item amended on a divided vote with Councilmember Mendelsohn voting “No.” (Resendez, Atkins absent when vote taken)

Assigned ORDINANCE NO. 32195

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 11, 2022

22-0744

Item 42: Authorize **(1)** an amendment to the City of Dallas Comprehensive Housing Policy (CHP), previously approved on May 9, 2018 by Resolution No. 18-0704, as amended, to amend the Mixed Income Housing Development Bonus (MIHDB) program by **(a)** adding additional development bonus options including additional development rights, parking reductions, and financial incentives and **(b)** adding a fee in lieu of on-site provision to fulfill the requirements of the bonus; and **(2)** establishment of the Mixed Income Housing Development Bonus Fund - Financing: No cost consideration to the City (see Fiscal Information)

The city secretary stated agenda items 41, 42, and Z14 will be presented collectively; with the order for consideration being: 41, Z14 and 42; there was no objection voiced by the city council.

The following individuals addressed the city council on the item:

Linda McMahon, 3100 McKinnon St., representing The Real Estate Council  
Hosanna Yemiru, 14833 Spring Creek Rd.  
Bryan Tony, 1500 Pecos St., representing Habitat for Humanity

Councilmember Blackmon moved to adopt the item.

Motion seconded by Councilmember Ridley and unanimously adopted. (Resendez, Atkins absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 11, 2022

22-0745

Item 43: Consideration of a resolution supporting Dallas Area Rapid Transit (“DART”) free fare program to provide cost-free rides on DART’s bus and rail transit system to kindergarten through twelfth grade students - Financing: No cost consideration to the City

The following individuals addressed the city council on the item:

Jon Killen, 2050 Chevella Dr., representing DART Board of Directors  
Kidus Girma, 5749 Gaston Ave., representing Sunrise Movement Dallas  
Hosanna Yemiru, 14833 Spring Creek Rd.  
Emaan Majed, 348 Waterview Dr., Coppell, TX, representing Sunrise Dallas  
Joseph Rodriquez, Not Provided, representing Leadership ISD  
Joe Carreon, 3150 Kendale Dr.  
Corey Strickland, 5444 Gaston Ave.

Councilmember Narvaez moved to adopt the item.

Motion seconded by Mayor Pro Tem West.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 11, 2022

22-0746

Item 44: An ordinance amending Chapter 52, "Administrative Procedures for the Construction Codes," of the Dallas City Code by amending Sections 101.2, 101.4, 102.3, 104.1.1, 104.6, 104.13, 201.1, 301.1.4, 301.1.5, 301.2.1, 301.4.1, 301.4.3, 301.4.7.6, 301.4.7.7, 302.2.4, 303.2.2, 303.5.1.2, 303.5.1.4.1, 304, 304.5, 305, 306.7, and 505; **(1)** providing an amended scope, amended referenced codes and standards, definitions, requirements for giving the building official notice of certain repairs, preliminary meeting requirements, alternative requirements, clarifying who may obtain and do work under a permit, a defense to prosecution for certain reroofing projects, requirements for applying for a permit; **(2)** requirements for a design professional in responsible charge, requirements for a nonregistered professional in responsible charge, phased approval requirements, master permit requirements, fire sprinkler plan requirements, required building inspections, authority for the building official to accept reports from approved inspection agencies, qualification requirements for special inspectors, information that must be contained on a certificate of occupancy, and revised fees for mechanical contractors; **(3)** providing a penalty not to exceed \$2,000.00; **(4)** adding a new Section 301.4.6.3, "Reroofing Permits"; **(5)** adding a new Section 301.4.7.8, "Contractor Agent In Responsible Charge"; **(6)** adding a new Section 301.4.7.9, "Alternative Provisions"; **(7)** adding a new Section 301.4.7.10, "Green Building Standard Documentation"; **(8)** providing a new Section [A]302.2.5, "Deferred Submittals"; **(9)** adding a new Section [A]302.2.6, "Amended Construction Documents"; **(10)** adding a new Section 304.1.5, "Inspection During Declared Disaster"; **(11)** adding a new Section 304.4.1, "Preliminary Inspection"; **(12)** adding a new Section 304.13, "Flood Hazard Documentation"; **(13)** adding a new Section 304.14, "Tiny House Inspections"; **(14)** providing a saving clause; **(15)** providing a severability clause; and **(16)** providing an effective date - Financing: No cost consideration to the City (see Fiscal Information)

Note: This item was deferred by the City Council before opening the public hearings on April 7, 2022, and is scheduled for consideration on May 11, 2022"

The city secretary announced agenda items 44-49 would be considered collectively.

Councilmember Ridley requested agenda item 47 be considered separately; there was no objection voiced by the city council.

Councilmember Blackmon moved to adopt agenda items 44, 45, 46, 48 and 49.

Motion seconded by Councilmember Mendelsohn and unanimously adopted. (Johnson, Atkins absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 11, 2022

22-0747

Item 45: An ordinance adding Chapter 62, "Dallas Swimming Pool and Spa Code," to the Dallas City Code, as amended; **(1)** adopting with certain changes the 2021 Edition of the International Swimming Pool and Spa Code of the International Code Council, Inc.; **(2)** regulating and governing the construction, alteration, movement, renovation, replacement, repair, and maintenance of aquatic facilities, pools, and spas; **(3)** providing a penalty not to exceed \$2,000.00; **(4)** providing a saving clause; **(5)** providing a severability clause; and **(6)** providing an effective date - Financing: No cost consideration to the City (see Fiscal Information)  
"Note: This item was deferred by the City Council before opening the public hearings on April 7, 2022, and is scheduled for consideration on May 11, 2022"

The city secretary announced agenda items 44-49 would be considered collectively.

Councilmember Ridley requested agenda item 47 be considered separately; there was no objection voiced by the city council.

Councilmember Blackmon moved to adopt agenda items 44, 45, 46, 48 and 49.

Motion seconded by Councilmember Mendelsohn and unanimously adopted. (Johnson, Atkins absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 11, 2022

22-0748

Item 46: An ordinance amending Chapter 53, “Dallas Building Code,” of the Dallas City Code by amending Sections 202, [F] 403.3.2, 406.5.2, 504.3, 504.4, 506.2.1, 506.2.3, 506.2.4, 507.3, 507.14, 508.4.4.1, 511.1.2, 602.1, 602.4, 718.2.1, 803.3, 803.13.3, [F] 903.2.8, 903.2.13, 1007.1.1, [BG] 1510.2.5, 1705.1.1, 2304.11; 2306.4, [P] 2902.1, 3103.1.2, 3109, 3313, 4005.2, 4005.3, and 4201.1; amending Tables 602, 903.2.13; **(1)** providing definitions, water supply to required fire pump requirements, requirements for screens on openings of motor-vehicle-related occupancies, updated cross references, sprinkler requirements for certain one-story buildings, area requirements, mass timber and heavy timber construction requirements, limitations on the fire areas of nonsprinklered buildings, fire-resistance rating requirements for exterior walls based on fire separation distance, an exception to the automatic sprinkler requirement for Group R-4 care facilities with five or fewer persons that are within a single-family dwelling, an exception to the fire wall requirement for membrane structures when authorized by the building official, nonsprinklered building fire area limits for Type IV construction, exit access doorway requirements, special inspection requirements, water closet and drinking fountain requirements, requiring permits for temporary structures, water safety for fire protection requirements, amended APA and ASTM standards, amended requirements for when the building official is required to call a meeting of the demolition review committee and amended unity agreement requirements; **(2)** adding a new Table 503, “Type IV A, B, & C Construction Allowable Heights, Stories and Areas”; **(3)** providing a new Section 509.4.1.1, “Type IV B and IV C Construction”; **(4)** providing a new Table 301.1, “Fire-Resistance Rating Requirements for Building Elements (Hours)”; **(5)** providing a new Section 703.8, “Determination of Noncombustible Protection Time Contribution”; **(6)** providing a new Section 703.9, “Sealing of Adjacent Mass Timber Elements”; **(7)** adding a new Section 722.7, “Fire-Resistance Rating of Mass Timber”; **(8)** adding a new Section 1007.1.2.1, “Interlocking Stairs When Allowed As Separate Exits With Three or More Exits or Exit Access Doorways”; **(9)** adding a new Section 1604.11, “Seismic Systems of Types IV A, B, C and HT”; **(10)** adding a new Section 1705.5.3, “Mass Timber Construction”; **(11)** adding a new Table 1705.5.5.3, “Required Special Inspections of Mass Timber Construction”; **(12)** adding a new Section 1705.19, “Sealing of Mass Timber”; **(13)** adding a new Section 2303.1.14, “Structural Glued Cross-Laminated Timber”; **(14)** adding a new Section 2304.10.8, “Connection Fire-Resistance Rating”; **(15)** adding a new Table 2304.11, “Minimum Dimensions of Heavy Timber Structural Members”;

[CONTINUES NEXT PAGE]

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 11, 2022

22-0748

Item 46: [CONTINUED]

(16) adding a new Section 3314, "Fire Watch During Construction"; (17) adding a new Section 3315, "Noncombustible Construction for Exposure Protection"; (18) adding a new Section 3316, "Fire-Resistance-Rated Construction Inventory"; (19) providing a penalty not to exceed \$2,000.00; (20) providing a saving clause; (21) providing a severability clause; and (22) providing an effective date - Financing: No cost consideration to the City (see Fiscal Information) Note: This item was deferred by the City Council before opening the public hearings on April 7, 2022, and is scheduled for consideration on May 11, 2022"

The city secretary announced agenda items 44-49 would be considered collectively.

Councilmember Ridley requested agenda item 47 be considered separately; there was no objection voiced by the city council.

Councilmember Blackmon moved to adopt agenda items 44, 45, 46, 48 and 49.

Motion seconded by Councilmember Mendelsohn and unanimously adopted. (Johnson, Atkins absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 11, 2022

22-0749

Item 47: An ordinance amending Chapter 56, "Dallas Electrical Code," of the Dallas City Code, as amended, adopting with certain changes the 2020 Edition of the National Electrical Code of the National Fire Protection Association, Inc.; **(1)** regulating the construction, enlargement, alteration, repair, use, and maintenance of electrical work in the city; **(2)** providing a penalty not to exceed \$2,000.00; **(3)** providing a savings clause; **(4)** providing a severability clause; and **(5)** providing an effective date - Financing: No cost consideration to the City (see Fiscal Information)  
"Note: This item was deferred by the City Council before opening the public hearings on April 7, 2022, and is scheduled for consideration on May 11, 2022"

The city secretary announced agenda items 44-49 would be considered collectively.

Councilmember Ridley requested agenda item 47 be considered separately; there was no objection voiced by the city council.

Councilmember Ridley requested the item be held until later in the meeting, to allow staff time to collect data related to the item.

Motion seconded by Councilmember Mendelsohn and unanimously held until later in the meeting.

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

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

**[Section 82.16(2)]**

- The installation, alteration, or repairing of any wiring or equipment where such wiring or equipment operates at a voltage not exceeding 30 volts AC or 60 volts DC and does not include generating or transforming equipment.

Motion seconded by Councilmember Mendelsohn and unanimously adopted. (Atkins absent when vote taken)



OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 11, 2022

22-0750

Item 48: An ordinance amending Chapter 57, “Dallas One- and Two-Family Dwelling Code,” of the Dallas City Code by amending Sections R301.1.8, R313, and R326.1; **(1)** amending Appendix Q; **(2)** providing requirements for unity agreements, providing amended requirements for automatic sprinkler systems in townhomes, requiring that swimming pools and spas must comply with the Dallas Swimming Pool and Spa Code, and construction requirements for tiny houses; **(3)** providing a penalty not to exceed \$2,000.00; **(4)** providing a saving clause; **(5)** providing a severability clause; and **(6)** providing an effective date - Financing: No cost consideration to the City (see Fiscal Information)  
“Note: This item was deferred by the City Council before opening the public hearings on April 7, 2022, and is scheduled for consideration on May 11, 2022”

The city secretary announced agenda items 44-49 would be considered collectively.

Councilmember Ridley requested agenda item 47 be considered separately; there was no objection voiced by the city council.

Councilmember Blackmon moved to adopt agenda items 44, 45, 46, 48 and 49.

Motion seconded by Councilmember Mendelsohn and unanimously adopted. (Johnson, Atkins absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 11, 2022

22-0751

Item 49: An ordinance amending Chapter 58, "Dallas Existing Building Code," of the Dallas City Code, as amended; **(1)** adopting with certain changes the 2021 Edition of the International Existing Building Code of the International Code Council, Inc.; **(2)** regulating and governing the repair, alteration, change, addition, and relocation of existing buildings, including historic buildings; **(3)** providing a penalty not to exceed \$2,000.00; **(4)** providing a saving clause; **(5)** providing a severability clause; and **(6)** providing an effective date - Financing: No cost consideration to the City (see Fiscal Information)

"Note: This item was deferred by the City Council before opening the public hearings on April 7, 2022, and is scheduled for consideration on May 11, 2022"

The city secretary announced agenda items 44-49 would be considered collectively.

Councilmember Ridley requested agenda item 47 be considered separately; there was no objection voiced by the city council.

Councilmember Blackmon moved to adopt agenda items 44, 45, 46, 48 and 49.

Motion seconded by Councilmember Mendelsohn and unanimously adopted. (Johnson, Atkins absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 11, 2022

22-0752

Item 50: Authorize settlement of the lawsuit styled Spanky Branch LLC v. Mayor Eric Johnson, in His Official Capacity as Mayor of the City of Dallas, Cause No. DC-20-03797 - Estimated Revenue: Liability Reserve Fund \$50,000.00

Deputy Mayor Pro Tem Resendez moved to adopt the item.

Motion seconded by Councilmember Mendelsohn and unanimously adopted. (Johnson absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 11, 2022

22-0753

CONSENT ZONING DOCKET

The consent zoning docket consisted of agenda items Z1 – Z5.

Agenda item Z1: Zoning Case Z201-331(RM)  
Agenda item Z2: Zoning Case Z201-337(RM)  
Agenda item Z3: Zoning Case Z212-127(OA)  
Agenda item Z4: Zoning Case Z212-128(OA)  
Agenda item Z5: Zoning Case Z201-290(OA)

Agenda item Z1 was deleted. Agenda Item Z2 was removed from the consent zoning docket to be considered as an individual hearing.

Therefore, the consent zoning docket, consisting of agenda items Z3 – Z5 was presented for consideration.

Agenda item Z3: Zoning Case Z212-127(OA)  
Agenda item Z4: Zoning Case Z212-128(OA)  
Agenda item Z5: Zoning Case Z201-290(OA)

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

No one addressed the city council on the consent zoning docket.

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

Motion seconded by Councilmember Narvaez and unanimously adopted. (Atkins absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 11, 2022

22-0754

Item Z1: ~~Zoning Case Z201-331(RM)~~ [Consent Zoning Docket]

~~A public hearing to receive comments regarding an application for and an ordinance granting 1) a new subdistrict within the Cedars West Subarea of Planned Development District No. 784, the Trinity River Corridor Special Purpose District; and 2) the termination of Specific Use Permit No. 1484 for a commercial amusement (inside) limited to a Class A dance hall on the west corner of South Riverfront Boulevard and Dearborn Street~~

~~Recommendation of Staff: **Approval**, of a new subdistrict within the Cedars West Subarea of Planned Development District No. 784, the Trinity River Corridor Special Purpose District, subject to a development plan and conditions; and **approval** of the termination of Specific Use Permit No. 1484 for a commercial amusement (inside) limited to a Class A Dance Hall~~

~~Recommendation of CPC: **Approval**, of a new subdistrict within the Cedars West Subarea of Planned Development District No. 784, the Trinity River Corridor Special Purpose District, subject to a development plan and conditions; and **approval** of the termination of Specific Use Permit No. 1484 for a commercial amusement (inside) limited to a Class A dance hall~~

Deleted

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 11, 2022

22-0755

Item Z2: Zoning Case Z201-337(RM) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting a new subdistrict within the Cedars West Subarea of Planned Development District No. 784, the Trinity River Corridor Special Purpose District on the Northeast corner of south Riverfront Boulevard and Corinth Street

Recommendation of Staff: **Approval**, subject to a development plan, a landscape plan, a traffic management plan, and conditions

Recommendation of CPC: **Approval**, subject to a development plan, a landscape plan, a traffic management plan, and conditions

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

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

The following individuals addressed the city council on the item:

Chris Bowers, 4115 Rainsong Dr.  
Suzan Kedron, 2323 Ross Ave.

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

- Delete clauses (bb), "Purpose," and (cc), "Requirements," in their entirety from the traffic management plan provisions in Section 51P-784.304(d)(3)(M)(ii).

Motion seconded by Councilmember Narvaez.

After discussion, Mayor Johnson called a vote and declared the item unanimously amended. (Atkins absent when vote taken)

Assigned ORDINANCE NO. 32202

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 11, 2022

22-0756

Item Z3: Zoning Case Z212-127(OA) [Consent Zoning Docket]

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

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

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

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 32203

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 11, 2022

22-0757

Item Z4: Zoning Case Z212-128(OA) [Consent Zoning Docket]

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

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

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

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 32204



OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 11, 2022

22-0758

Item Z5: Zoning Case Z212-290(OA) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2312 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned Subarea 2, Tract 3, within Planned Development District No. 366, the Buckner Boulevard Special Purpose District with a D-1 Liquor Control Overlay on the southwest corner of Bruton Road and South Buckner Boulevard

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

Recommendation of CPC: **Approval**, for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 32205

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 11, 2022

22-0759

ZONING CASES – INDIVIDUAL

Item Z6: Zoning Case Z201-326(MP)

A public hearing to receive comments regarding an application for an ordinance granting a NS Neighborhood Service District with deed restrictions volunteered by the applicant, and a Specific Use Permit for a private recreation center, club, or area use, on property zoned an R-7.5(A) Single Family District on the south line of East Camp Wisdom Road, west of University Hills Boulevard

Recommendation of CPC: **Approval** of an NS(A) Neighborhood Service District subject to deed restrictions volunteered by the applicant; and **approval** of a Specific Use Permit for a four-year period, subject to a site plan, landscape plan, and conditions.

Recommendation of Staff: **Approval** of an NS(A) Neighborhood Service District; and **approval** of a Specific Use Permit for a four-year period, subject to a site plan, landscape plan, and conditions.

Prior to consideration of the consent zoning docket and the item being read into the record, Councilmember Narvaez moved to defer the item to the May 25, 2022 voting agenda meeting of the city council.

Motion seconded by Deputy Mayor Pro Tem Resendez and unanimously deferred. (Atkins absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 11, 2022

22-0760

ZONING CASES – INDIVIDUAL

Item Z7: Zoning Case Z212-152(RM)

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a child-care facility on property zoned an R-7.5(A) Single Family District, on the Southeast line of Ferguson Road, southwest of North Buckner Boulevard

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

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

The following individuals addressed the city council on the item:

Ray Jordan, 2616 Colby St., representing First Community Church  
Peter Muzyka, 5000 Grampian Way., McKinney, TX, representing First Community Church of Dallas  
John Anthony, 371 W. Bryon Nelson Blvd., Roanoke, TX, representing VIVA Church International  
Maetzi Miller, 11524 Strand St., representing Cosmos Montessori

Councilmember Bazaldua moved to close the public hearing and deny the item without prejudice.

Motion seconded by Deputy Mayor Pro Tem Resendez and unanimously denied without prejudice.  
(Narvaez, Atkins absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 11, 2022

22-0761

ZONING CASES – INDIVIDUAL

Item Z8:        Zoning Case Z212-157(MP)

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 uses and public school uses on property zoned an R -7.5(A) Single Family District, on the southwest corner of Sunland Drive and Lippitt Avenue

Recommendation of Staff: Approval subject to a development plan, a revised traffic management plan, and conditions.

Recommendation of CPC: Approval subject to a development plan, a revised traffic management plan, and conditions.

The following individual addressed the city council on the item:

Karl Crawley, 2201 Main St., representing DISD

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

Motion seconded by Councilmember Schultz and unanimously adopted. (Atkins absent when vote taken)

Assigned ORDINANCE NO. 32206

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 11, 2022

22-0762

ZONING CASES – INDIVIDUAL

Item Z9:        Zoning Case Z212-154(RM)

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a foster home on property zoned D(A) Duplex District on the northwest corner of Forney Road and Lomax Drive

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

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

No one addressed the city council on the item.

Councilmember Bazaldua moved to close the public hearing and remand the item to the city plan and zoning commission.

Motion seconded by Councilmember Narvaez and unanimously remanded. (Atkins absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 11, 2022

22-0763

ZONING CASES – INDIVIDUAL

Item Z10: Zoning Case Z212-150(OA)

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a vehicle display, sales, and service use on property within Subdistrict 3 of Planned Development District No. 533, the C.F. Hawn Special Purpose District No. 1, on the northeast side of C.F. Hawn Freeway, west of North Jim Miller Road

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

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

No one addressed the city council on the item.

Deputy Mayor Pro Tem Resendez moved to close the public hearing, accept the recommendation of the city plan commission and pass the ordinance.

Motion seconded by Councilmember Schultz and unanimously adopted. (Atkins absent when vote taken.

Assigned ORDINANCE NO. 32207

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 11, 2022

22-0764

ZONING CASES – INDIVIDUAL

Item Z11: Zoning Case Z201-351(OA)

A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2359 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 LI-D-1 Light Industrial District with a D-1 Liquor Control Overlay, on the southwest corner of Forney Road and South Buckner Boulevard

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

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

No one addressed the city council on the item.

Councilmember Bazaldua 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. (Atkins absent when vote taken)

Assigned ORDINANCE NO. 32208

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 11, 2022

22-0765

ZONING CASES – UNDER ADVISEMENT - INDIVIDUAL

Item Z12: Zoning Case Z201-239(RM)

A public hearing to receive comments regarding an application for **(1)** a CS Commercial Service District on property zoned Subdistrict 2 within Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2, partially within a D-1 Liquor Control Overlay, and an R-7.5(A) Single Family District; and **(2)** the termination of deed restrictions [Z889-170] on property zoned a CS Commercial Service District, on the southwest line of C.F. Hawn Frontage Road, east of Dowdy Ferry Road

Recommendation of Staff: Approval of the portion of the area of request currently zoned Subdistrict 2 within Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2, with a D-1 Liquor Control Overlay; and denial of the termination of deed restrictions [Z889-170] on property zoned a CS Commercial Service District

Recommendation of CPC: **(1)** Denial without prejudice of a CS Commercial Service District; and **(2)** denial without prejudice of the termination of deed restrictions [Z889-170]

Note: This item was deferred by the City Council before opening public hearings on January 26, 2022, February 9, 2022, and March 9, 2022, and is scheduled for consideration on May 11, 2022

Prior to consideration of the consent zoning docket and the item being read into the record, Councilmember Narvaez moved to defer the item to the May 25, 2022 voting agenda meeting of the city council.

Motion seconded by Deputy Mayor Pro Tem Resendez and unanimously deferred. (Atkins absent when vote taken)



OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 11, 2022

22-0766

DEVELOPMENT CODE AMENDMENTS – INDIVIDUAL

Item Z13: A public hearing to receive comments regarding consideration of amending permanent and temporary concrete or asphalt batching plant uses, including but not limited to amending potentially incompatible industrial uses, in the Dallas Development Code Chapter 51 and 51A

~~Recommendation of Staff and CPC: **Approval**, as briefed per staff's recommendations~~

Recommendation of Staff and CPC: **Approval**

~~DCA201-003(LL)~~-DCA212-003(LL)

Corrected

The following individuals addressed the city council on the item:

Kathryn Bazan, 10456 Vinemont St.  
Debbie Solis, 2322 Kenesaw Dr.  
Esther Villarreal, 1907 McBroom St.  
Temeckia Derrough, 7931 Kiska St., representing Joppa Community  
Evelyn Mayo, 7732 Village Trail Dr.  
Ronnie Mestas, 3215 Rutz St.  
Raul Reyes, 3455 Borger St.  
Stephanie Champion, 1842 McBroom St.  
Pauline Logan, 4823 Nome St., representing Joppa Environmental Health Project  
Marsha Jackson, 4920 Choate Rd., representing Floral Farms Neighbors United  
Renee Roberson, 14501 Montfort Dr.  
Linda Wilkerson, 5427 Fannie St.  
Janie Cisneros, 2821 Bedford St., representing Coalition for Neighborhood Self  
Determination  
Rita Beving, 13214 Glad Acres Dr., Farmers Branch, TX

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

Motion seconded by Councilmember Schultz.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

22-0766

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After discussion, Mayor Johnson called a record vote on Councilmember Blackmon's motion:

Voting Yes: [13] Johnson, West, Resendez, Moreno,  
Thomas, Arnold, Narvaez, Bazaldua,  
Blackmon, Schultz, Mendelsohn, Willis,  
Ridley

Voting No: [0]

Absent When Vote Taken: [2] Atkins, McGough

The city secretary declared the item adopted.

Assigned ORDINANCE NO. 32209

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 11, 2022

22-0767

DEVELOPMENT CODE AMENDMENTS – INDIVIDUAL

Item Z14: A public hearing to receive comments regarding consideration of amending the Dallas Development Code Division 51A-4.1100 “Mixed Income Housing” to support and align with proposed amendments to the City of Dallas Comprehensive Housing Policy and Dallas City Code Chapter 20A “Fair Housing and Mixed Income Housing.”

~~Recommendation of Staff: Approval Recommendation of CPC: Approval~~  
Recommendation of Staff: Approval, subject to staff’s recommended conditions  
Recommendation of CPC: Approval, subject to CPC’s recommended conditions  
DCA201-008(SD)

Corrected

The city secretary stated agenda items 41, 42, and Z14 will be presented collectively; with the order for consideration being: 41, Z14 and 42; there was no objection voiced by the city council.

The following individuals addressed the city council on the item:

Deloris Phillips, Not Provided  
Adam Lamont, 9432 Amberton Parkway, representing More Neighbors Dallas

Councilmember Blackmon moved to close the public hearing, accept the recommendation of staff with the following change:

- The dwelling unit, floor area ratio, height, and stories bonuses are clarified pursuant to the chart presented by staff

and pass the ordinance.

Motion seconded by Councilmember Narvaez.

Councilmember Ridley moved a subsidiary motion to accept the city plan commission’s recommendation of one (1) parking space per unit.

Subsidiary motion seconded by Councilmember Mendelsohn.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

22-0767

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After discussion, Mayor Johnson called a record vote on Councilmember Ridley's subsidiary motion:

Voting Yes: [3] Thomas, Mendelsohn, Ridley

Voting No: [11] Johnson, West, Resendez, Moreno,  
Arnold, Narvaez, Bazaldua, Blackmon,  
McGough, Schultz, Willis,

Absent When Vote Taken: [1] Atkins

The city secretary declared the subsidiary motion failed.

Councilmember Narvaez moved that after Staff's review period [that is already incorporated in the ordinance], this policy is reviewed every two years.

The city attorney's office clarified that Councilmember Narvaez's amendment was for a two-year review of the parking requirements.

Mayor Johnson called a vote and declared Councilmember Narvaez's amendment adopted by general consensus.

Mayor Pro Tem West requested a record vote.

Mayor Johnson called a record vote on Councilmember Blackmon's motion, as amended by Councilmember Narvaez:

Voting Yes: [12] Johnson, West, Moreno, Thomas,  
Narvaez, Bazaldua, Blackmon,  
McGough, Schultz, Mendelsohn, Willis,  
Ridley

Voting No: [1] Arnold

Absent When Vote Taken: [2] Resendez, Atkins

The city secretary declared the item amended.

Assigned ORDINANCE NO. 32210

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 11, 2022

22-0768

MISCELLANEOUS HEARINGS

Item PH1: 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 Runyon Creek Greenbelt, totaling approximately 9,166 square feet of land, located at 1900 East Camp Wisdom Road, by Dallas Water Utilities for the construction of a 21-inch wastewater line to connect to existing wastewater lines; 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

No one addressed the city council on the item.

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

Motion seconded by Councilmember Ridley and unanimously adopted.

MINUTES OF THE DALLAS CITY COUNCIL  
WEDNESDAY, MAY 11, 2022

EXHIBIT C