

City of Dallas

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



ANNOTATED COUNCIL AGENDA

September 14, 2022

9:13 A.M. – 2:44 P.M.

[22-1340; HELD]

Invocation and Pledge of Allegiance

Agenda Item/Open Microphone Speakers
[22-1341]

VOTING AGENDA

1. [22-1899](#) Approval of Minutes of the August 24, 2022 City Council Meeting
[22-1342; APPROVED]

CONSENT AGENDA
[22-1343; APPROVED]

Department of Aviation

2. [22-1658](#) Authorize an architectural services contract with PGAL, Inc. to provide design services for the Aircraft Rescue and Firefighting Station No. 21 Replacement at Dallas Love Field - Not to exceed \$3,514,000.00 - Financing: Aviation Passenger Facility Charge - Near Term Projects Fund
[22-1344; APPROVED]
3. [22-1644](#) Authorize an engineering services contract with Garver, LLC to provide design, planning, engineering, construction document and construction administration services for the design of the Taxiway A Project at Dallas Love Field - Not to exceed \$4,073,500.00 - Financing: Aviation Passenger Facility Charge - Near Term Projects Fund
[22-1345; APPROVED]
4. [22-9](#) Authorize the Second Amendment to the Dallas Love Field Food and Beverage Concession Contract at Dallas Love Field Airport dated March 7, 2012, originally entered with Gina Puente Ventures, Inc. succeeded in interest by Puente Enterprises, Inc., with CBC SSP America DAL, LLC by Resolution No. 15-1335 to **(1)** exercise both one-year renewal terms provided for in the concession contract for the space formerly branded as Sky Canyon; and **(2)** add two one-year extension terms to the concession contract - Estimated Revenue: Aviation Fund \$824,000.00
[22-1346; NO ACTION TAKEN AT THE REQUEST OF THE CITY MANAGER]
5. [22-1958](#) Authorize Supplemental Agreement No. 4 to the contract for services with Bradford Airport Logistics, LTD for dock master services at Dallas Love Field to **(1)** increase the hourly rate of employees from \$17.00 per hour to \$20.00 per hour, retroactive to July 1, 2022; **(2)** delete and replace Section 3 of Supplemental Agreement No. 3 to the contract to shorten the term extension of the contract to May 10, 2023, unless sooner terminated pursuant to the contract; and **(3)** delete and replace Section 4 of Supplemental Agreement No. 3 to reduce the contract funding to an amount equal to 25 percent of the original contract amount - Not to exceed \$1,281,726.00 - Financing: Aviation Fund (subject to annual appropriations)
[22-1347; APPROVED]

CONSENT AGENDA (continued)**Department of Convention and Event Services**

6. [22-1924](#) Authorize a reimbursement agreement with Union Pacific Railroad Company for preliminary engineering services for the [portion of the](#) proposed ~~reconstruction and~~ expansion of the Kay Bailey Hutchison Convention Center [that impacts](#) ~~over~~ Union Pacific's Railroad tracks, including improvements to the infrastructure ~~as part of the Kay Bailey Hutchison Convention Center Master Plan~~ - Not to exceed \$200,000.00 - Financing: Convention Center Construction Fund
[22-1348; CORRECTED; APPROVED AS AN INDIVIDUAL ITEM]
7. [22-1922](#) Authorize Supplemental Agreement No. 1 to the professional services contract with WSP USA, Inc. to provide advance planning, historical documentation, public involvement, non-engineering planning schematics, and railroad coordination as part of the Kay Bailey Hutchison Convention Center Dallas Master Plan - Not to exceed \$1,320,299.00, from \$14,924,394.00 to \$16,244,693.00 - Financing: Convention Center Construction Fund
[22-1349; APPROVED AS AN INDIVIDUAL ITEM]

Department of Dallas Animal Services

8. [22-1711](#) Authorize the (1) acceptance of a grant from Bissell Pet Foundation for Empty the Shelters in the amount of \$18,300.00, to be used as reimbursement for the adoption prep of each animal adopted during the Empty the Shelters event for the period May 2, 2022 through May 15, 2022; (2) establishment of appropriations in an amount not to exceed \$18,300.00 in the Bissell Pet Foundation May 2022 Empty the Shelters Fund; and (3) receipt and deposit of funds in an amount not to exceed \$18,300.00 in the Bissell Pet Foundation May 2022 Empty the Shelters Fund - Not to exceed \$18,300.00 - Financing: Bissell Pet Foundation Grant Funds
[22-1350; APPROVED AS AMENDED]

Department of Equipment and Fleet Management

9. [22-1548](#) Authorize (1) the acceptance of a grant from Environmental Protection Agency through the North Central Texas Council of Governments in the amount of \$775,950.00 for an award through the "Clean Diesel North Texas 2021 Call for Projects" (Project No. TRN6875, CFDA No. 66.039, Federal Award ID No. 01F56702) to purchase replacement vehicles and equipment to reduce nitrogen oxides emissions for the period August 11, 2022 through February 26, 2023; (2) the establishment of appropriations in an amount not to exceed \$775,950.00 in the Clean Diesel North Texas 2021 Fund; (3) the receipt and deposit of grant funds in an amount not to exceed \$775,950.00 in the Clean Diesel North Texas 2021 Fund; (4) a required local match in the amount of \$1,441,045.00 from Sanitation Equipment Acquisition Notes Fund; and (5) execution of the grant agreement and all terms, conditions, and documents required by the grant agreement - Not to exceed \$2,216,995.00 - Financing: North Central Texas Council of Governments Grant Funds (\$775,950.00) and 2021 Equipment Acquisition Notes Fund (\$1,441,045.00)
[22-1351; APPROVED]

CONSENT AGENDA (continued)**Department of Housing & Neighborhood Revitalization**

10. [22-1886](#) Authorize a four-year consulting contract, with two three-year renewal options, with Reinvestment Fund, Inc. to **(1)** update the Market Value Analysis; **(2)** complete a Displacement Risk Ratio for the City of Dallas; and **(3)** provide associated research and technical support - Not to exceed \$236,144.00 - Financing: General Fund (subject to annual appropriations)
[22-1352; APPROVED]
11. [22-1872](#) Authorize the Dallas Housing Finance Corporation to acquire and own The Briscoe, a multifamily development located at 12639 Coit Road - Estimated Revenue Foregone: General Funds \$8,126,126.00 (15 Years of Estimated Taxes)
[22-1353; APPROVED AS AMENDED]
12. [22-1873](#) Authorize the Dallas Public Facility Corporation to acquire, develop, and own Jefferson University Hills, a mixed-income, multifamily development to be located at the Northwest Corner of University Hills Boulevard and East Camp Wisdom Road (Project) and enter into a seventy-five-year lease agreement with JPI Companies or its affiliate for the development of the Project - Estimated Revenue Foregone: General Funds \$72,768.00 (15 Years of Estimated Taxes)
[22-1354; DEFERRED TO DECEMBER 14, 2022 BY COUNCILMEMBER THOMAS]

Department of Public Works

13. [22-1674](#) Authorize **(1)** the rejection of bids for a construction services contract for the Street Reconstruction Group 17-1410 (list attached to the Agenda Information Sheet); and **(2)** the re-advertisements for new bids - Financing: No cost consideration to the City
[22-1355; APPROVED]
14. [22-1784](#) Authorize **(1)** the rejection of one bid received for construction services contract for the Jefferson-Twelfth Connector Lane Diet/Removal Project; and **(2)** the re-advertisement for new bids - Financing: No cost consideration to the City
[22-1356; APPROVED]
15. [22-1868](#) Authorize acquisition of a water easement from Industrial Manor, L.P., of approximately 400 square feet of land located near the intersection of Manor Way and Peeler Street for the Manor and Peeler Water and Wastewater Replacement Project – Not to exceed \$22,000.00 (\$18,700.00, plus closing costs and title expenses not to exceed \$3,300.00) - Financing: Water Capital Improvement Fund
[22-1357; APPROVED]

CONSENT AGENDA (continued)**Department of Public Works** (continued)

16. [22-1520](#) Authorize a construction services contract for the construction of Alley Reconstruction Group 17-1102 (list attached to the Agenda Information Sheet) - Estrada Concrete Company, LLC, lowest responsible bidder of four - Not to exceed \$2,591,321.21 - Financing: Street and Transportation (A) Fund (2017 General Obligation Bond Funds) (\$2,098,441.21), Wastewater Construction Fund (\$28,350.00), and Wastewater Capital Improvement G Fund (\$464,530.00)
[22-1358; APPROVED]
17. [22-1583](#) Authorize a construction services contract for the construction of The Bottom Phase II - Sparks Street from Hutchins Avenue to Levee Street; Cleaves Street from Canyon Street to Levee Street; Hart Street from Canyon Street to Levee Street; and Connector #1 between Cleaves Street and Hart Street - Camino Construction, L.P., lowest responsible bidder of three - Not to exceed \$4,285,255.00 - Financing: Street System Facilities Fund (1995 Bond Fund) (\$15,660.00), Street System Facilities Fund (1995 Bond Fund) (\$1,559,255.00), Street and Transportation Improvements Fund (2003 Bond Fund) (\$314,059.00), ECO (I) Fund (2017 General Obligation Bond Fund) (\$827,436.00), Water Capital Improvement F Fund (\$942,585.00), Water Construction Fund (\$13,550.00), Wastewater Capital Improvement G Fund (\$604,910.00), and Wastewater Construction Fund (\$7,800.00)
[22-1359; APPROVED]
18. [22-1906](#) Authorize Supplemental Agreement No. 1 to the professional services contract with Halff Associates, Inc., to provide additional engineering design services and for developing final construction plans and specifications for the Rosemont Safe Route to School Project - Not to exceed \$194,400.00, from \$86,957.00 to \$281,357.00 - Financing: Davis Garden TIF [District](#) Fund
[22-1360; APPROVED]

Department of Sanitation Services

19. [22-1085](#) Authorize a twelve-month Interlocal Agreement, with options to extend the agreement for four additional twelve-month periods Dallas County for the operation and management of a regional (16 cities), Household Hazardous Waste Collection Program for the period of October 1, 2022 through September 30, 2023 - Not to exceed \$1,171,900.00 - Financing: Sanitation Operation Fund (subject to appropriations)
[22-1361; APPROVED]

Department of Transportation

20. [22-1828](#) An ordinance amending Chapter 28, "Motor Vehicles and Traffic," of the Dallas City Code by amending Sections 28-44, 28-50, 28-60, and 28-81.1 to (1) designating speed regulations on streets other than expressways; (2) designating school traffic zones; (3) providing bike lanes as a prohibited place to stop, stand, or park; (4) providing a penalty not to exceed \$200.00; (5) providing a saving clause; (6) providing a severability clause; and (7) providing an effective date - Financing: This action has no cost consideration to the City (see Fiscal Information)
[22-1362; APPROVED; ORDINANCE 32291]

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

21. [22-1621](#) Authorize payment to the Texas Department of Transportation to the Advanced Funding Agreement (CSJ 2374-03-074, CFDA No. 20.205), for additional quantities needed for required safety measures for the Interstate Highway 20 and Bonnie View Road bridge widening project - Total amount of \$162,600.00 - Financing: General Fund
[22-1363; APPROVED]

Office of Community Care

22. [22-1740](#) Authorize the first of two twelve-month renewal options to the service contract with Citizens Development Center dba U&I, and f/d/b/a Achieve, to provide a senior employment program for the period September 10, 2022 through September 9, 2023 - Not to exceed \$102,600.00, from \$82,270.00 to \$184,870.00 - Financing: General Fund (subject to annual appropriations)
[22-1364; APPROVED]

Office of Government Affairs

23. [22-1567](#) A resolution to approve the Dallas Fort Worth International Airport Board's FY 2023 budget - Financing: No cost consideration to the City
[22-1365; DEFERRED TO SEPTEMBER 28, 2022 BY DEPUTY MAYOR PRO TEM NARVAEZ]

Office of Homeless Solutions

24. [22-1631](#) Authorize an amendment to Resolution No. 22-0653, previously approved on April 27, 2022, with Bridge Steps dba The Bridge, increasing the total contract amount in the amount of \$831,284.00 for the management and all operational responsibility of the City's homeless shelter facility for the Office of Homeless Solutions - Not to exceed \$831,284.00, from \$4,519,000.00 to \$5,350,284.00 - Financing: FY2023 TDHCA-Homeless and Housing Services Program 22-23 Fund
[22-1366; APPROVED]
25. [22-1908](#) Authorize Substantial Amendment No. 4 to the FY 2021-22 Annual Action Plan for the Coronavirus Aid, Relief, and Economic Security (CARES) Act Relief Fund No. 1 and CARES Act Relief Fund No. 2 for the Emergency Solutions Grant (ESG) Program to reallocate funds in the amount of \$1,589,407.00 from Rapid Re-Housing and ESG Administration to Emergency Shelter (\$1 million for a solicitation to provide expanded shelter overflow and overflow services to hotels and \$ 589,407.00 in emergency shelter expenses for repairs at the Bridge, which has had no major improvements in 14 years) - Financing: No cost consideration to the City
[22-1367; APPROVED]

CONSENT AGENDA (continued)**Office of Homeless Solutions**

26. [22-1928](#) Authorize the **(1)** acceptance of a grant from the Texas Department of Housing and Community Affairs ("TDHCA") in an amount of \$1,096,771.00 to provide services to the homeless through the Homeless Housing and Services Program ("HHSP"), for the period September 1, 2022 through August 31, 2023; **(2)** establishment of appropriations in an amount not to exceed \$1,096,771.00 in the FY 2023 TDHCA-Homeless Housing and Services Program 22-23 Fund; **(3)** receipt and deposit of funds in an amount not to exceed \$1,096,771.00 in the FY 2023 TDHCA-Homeless Housing and Services Program 22-23 Fund; **(4)** City Manager to enter into, represent the City with respect to, and execute, the contract with TDHCA for FY 2023 TDHCA-Homeless Housing and Services Program Grant Funds; and **(5)** execution of the grant agreement and all terms, conditions, and documents required by the agreement - Not to exceed \$1,096,771.00 - Financing: Texas Department of Housing and Community Affairs Grant Funds
[22-1368; APPROVED]

Office of Procurement Services

27. [22-1911](#) Authorize a two-year cooperative purchasing agreement for application and hosting services, integration support, and ongoing technical and maintenance support of an electronic information multi-media streaming and management system for the Communications Outreach and Marketing Department with Swagit Productions, LLC, through The Interlocal Purchasing System cooperative purchasing agreement - Not to exceed \$504,612.44 - Financing: General Fund (\$168,945.44), Information Technology Equipment Fund (\$201,600.00), and Data Services Fund (\$134,067.00) (subject to annual appropriations)
[22-1369; APPROVED]
28. [22-1840](#) Authorize a one-year legal and professional services agreement with two, one-year renewal options, for title and property assistance legal services for the Department of Housing & Neighborhood Revitalization - ProSource Technologies, LLC, most advantageous proposer of three - Estimated amount of \$200,000 - Financing: General Fund
[22-1370; APPROVED]
29. [22-1921](#) Authorize a two-year master agreement for the purchase of drinking water treatment chemicals for the Water Utilities Department - Univar Solutions USA, Inc. in the estimated amount of \$1,325,000, Polydyne, Inc. in the estimated amount of \$4,709,000, Chameleon Industries, Inc. in the estimated amount of \$3,385,600, and Carbon Activated Corporation in the estimated amount of \$1,081,250, lowest responsible bidders of ten - Total estimated amount of \$10,500,850 - Financing: Dallas Water Utilities Fund
[22-1371; APPROVED AS AN INDIVIDUAL ITEM]

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

30. [22-1841](#) Authorize a two-year service price agreement, with one one-year renewal option, for title search and loan closing services for the Home Repair Program or similar programs requiring the same service for the Department of Housing & Neighborhood Revitalization - All America Title Services, Inc., most advantageous proposer of three - Estimated amount of \$372,808 - Financing: FY 2021 - 2022 Community Development Block Grant Fund
[22-1372; APPROVED]

Police Department

31. [22-1731](#) Authorize **(1)** the acceptance of the Commercial Auto Theft Interdiction Squad/30 Grant (Grant No. 608-23-DPD0000) from the Motor Vehicle Crimes Prevention Authority (MVCPA) in the amount of \$797,339.00 to provide a specialized proactive automobile theft program for the period September 1, 2022 through August 31, 2023; **(2)** the establishment of appropriations in an amount not to exceed \$797,339.00 in the FY23 MVCPA - Commercial Auto Theft Interdiction Squad/30 Fund; **(3)** the receipt and deposit of funds in an amount not to exceed \$ 797,339.00 in the FY23 MVCPA-Commercial Auto Theft Interdiction Squad/30 Fund; **(4)** a local match in the amount of \$176,785.00; **(5)** an in-kind contribution in an approximate amount of \$824,570.00; and **(6)** execution of the grant agreement and all terms, conditions, and documents required by the grant agreement - Total not to exceed \$1,798,694.00 - Financing: Motor Vehicle Crimes Prevention Authority Grant Funds (\$797,339.00) and General Fund (\$1,001,355.00) (subject to appropriations) (see Fiscal Information)
[22-1373; APPROVED]
32. [22-1926](#) Authorize an Interlocal Agreement with the Plano Independent School District ("PISD") for the provision of police services by the City of Dallas in the PISD school (as determined by the Department and PISD, together) within the limits of both the City and PISD - Estimated Revenue: General Fund \$150,000.00
[22-1374; APPROVED AS AN INDIVIDUAL ITEM]

Water Utilities Department

33. [22-1622](#) Authorize a professional services contract with Kimley-Horn and Associates, Inc. for the development of a Security Master Plan for Dallas Water Utilities - Not to exceed \$2,500,000.00 - Financing: Water Construction Fund (\$1,500,000.00) and Wastewater Construction Fund (\$1,000,000.00)
[22-1375; APPROVED]

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

34. [22-1659](#) Authorize **(1)** an increase in appropriations in an amount not to exceed \$20,001,590.00 in the Water Construction Fund; and **(2)** a construction services contract for major maintenance and rehabilitation improvements at Dallas Water Utilities Water Treatment Plants - Archer Western Construction, LLC, only bidder - Not to exceed \$25,427,590.00 - Financing: Water Construction Fund (\$20,516,590.00) and Water Capital Improvement G Fund (\$4,911,000.00)
[22-1376; APPROVED]
35. [22-1628](#) Authorize a construction services contract for the installation of water and wastewater mains at 10 locations (list attached to the Agenda Information Sheet) - Omega Contracting, LLC, lowest responsible bidder of six - Not to exceed \$12,936,343.10 - Financing: Water (Drinking Water) - TWDB 2021 Fund (\$7,880,029.80) and Wastewater (Clean Water) 2021 TWDB Fund (\$5,056,313.30)
[22-1377; APPROVED]
36. [22-1641](#) Authorize a construction services contract for the Elm Fork Water Treatment Plant Filter Complex Project, Phase 1 - Oscar Renda Contracting, Inc., lowest bidder of three - Not to exceed \$155,100,000.00 - Financing: Water Capital Improvement G Fund (\$117,064,315.00), Water Construction Fund (\$33,035,685.00), and Water Capital Improvement F Fund (\$5,000,000.00)
[22-1378; APPROVED]
37. [22-1553](#) Authorize Supplemental Agreement No. 1 to the professional services contract with HDR Engineering, Inc. to provide additional engineering services associated with the delivery of raw water from the Integrated Pipeline delivery point near Joe Pool Lake to the Bachman Water Treatment Plant - Not to exceed \$1,208,737.00, from \$2,695,000.00 to \$3,903,737.00 - Financing: Water Construction Fund (\$1,000,000.00) and Water Capital Improvement G Fund (\$208,737.00)
[22-1379; APPROVED]

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

38. [22-1900](#) 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)
[22-1380; INDIVIDUAL APPOINTMENTS MADE TO BOARDS AND COMMISSIONS]

ITEMS FOR FURTHER CONSIDERATION**Department of Public Works**

39. [22-1837](#) An ordinance abandoning portions of a drainage easement with a temporary working space easement and a storm sewer easement to MQMF Dallas Carlisle Street LLC, the abutting owner, containing a total of approximately 1,621 square feet of land, located near the intersection of Bowen and Carlisle Streets - Revenue: General Fund \$5,400.00, plus the \$20.00 ordinance publication fee (This item was deferred on August 10, 2022)
[22-1381; APPROVED; ORDINANCE 32292]

Office of Bond and Construction Management

40. [22-1967](#) Authorize a construction services contract for the construction of Fire Station No. 41 Replacement Facility located at 5920 Royal Lane – Imperial Construction, Inc., best value proposer of three - Not to exceed \$6,155,000.00 - Financing: 2020 Certificate of Obligation Fund (This item was deferred on August 24, 2022)
[22-1382; APPROVED]

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

41. [22-1940](#) A resolution authorizing **(1)** a joint election services contract between the City of Dallas, Dallas County, and various other jurisdictions within Dallas County, for a special election to be held Tuesday, November 8, 2022 in the amount of \$1,656,319.45; **(2)** election notices, advertising and translation services in the amount of \$200,000.00; and **(3)** a reimbursement of funding in an amount not to exceed \$1,856,319.45 from the Convention Center Capital Construction Fund to the General Fund - Total not to exceed \$1,856,319.45 - Financing: Convention Center Capital Construction Fund (see Fiscal Information)
[22-1383; APPROVED]
42. [22-1941](#) A resolution authorizing **(1)** a joint election services contract between the City of Dallas, Collin County, and various other jurisdictions within Collin County, for a special election to be held Tuesday, November 8, 2022 in the amount of \$50,246.94; and **(2)** a reimbursement of funding in an amount not to exceed \$50,246.94 from the Convention Center Capital Construction Fund to the General Fund - Not to exceed \$50,246.94 - Financing: Convention Center Capital Construction Fund (see Fiscal Information)
[22-1384; APPROVED]

ADDITIONS: (continued)**OTHER ITEMS FOR INDIVIDUAL CONSIDERATION** (continued)**City Secretary's Office** (continued)

43. [22-1942](#) A resolution authorizing **(1)** a joint election services contract between the City of Dallas, Denton County, and various other jurisdictions within Denton County, for a special election to be held Tuesday, November 8, 2022 in the amount of \$27,000.00; and **(2)** a reimbursement of funding in an amount not to exceed \$27,000.00 from the Convention Center Capital Construction Fund to the General Fund - Not to exceed \$27,000.00 - Financing: Convention Center Capital Construction Fund (see Fiscal Information)
[22-1385; APPROVED]
44. [22-1943](#) A resolution authorizing the Mayor to appoint an Ad Hoc City Council Canvassing Committee to review the returns of the Tuesday, November 8, 2022 special election, and submit a canvass report to the full City Council on Wednesday, November 16, 2022 City Council meeting or at a special called city council meeting - Financing: No cost consideration to the City
[22-1386; APPROVED]

Office of Economic Development

45. [22-1995](#) Authorize a Chapter 380 Economic Development Grant Agreement in the amount of \$1,000,000.00 with Revantage Corporate Services, LLC or an affiliate in connection with jobs created and retained at a new corporate office in accordance with the City's Public/Private Partnership Program - Not to exceed \$1,000,000.00 - Financing: Public/Private Partnership Fund
[22-1387; APPROVED]

PUBLIC HEARINGS AND RELATED ACTIONS**Department of Planning and Urban Design****ZONING CASES – CONSENT**
[22-1388; APPROVED]

- Z1. [22-1933](#) A public hearing to receive comments regarding an application for and an ordinance granting an IR Industrial/Research District on property zoned an MU-3 Mixed Use District, on the north line of North Stemmons Freeway, east of Commonwealth Drive
Recommendation of Staff: Approval
Recommendation of CPC: Approval
Z212-209(RM)
[22-1389; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 32293]

PUBLIC HEARINGS AND RELATED ACTIONS (continued)**Department of Planning and Urban Design** (continued)**ZONING CASES – CONSENT** (continued)

- Z2. [22-1934](#) A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a truck stop use on property zoned an LI Logistics Industrial Subdistrict within Planned Development District No. 761, the Dallas Logistics Port Special Purpose District, on the southwest corner of Blanco Drive and Logistics Drive
Recommendation of Staff: Approval for a 10-year period with eligibility for automatic renewals for additional 10-year periods, subject to a site plan and conditions
Recommendation of CPC: Approval for a 10-year period with eligibility for automatic renewals for additional 10-year periods, subject to a site plan and conditions
Z212-215(JA)
[22-1390; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 32294]

ZONING CASES – INDIVIDUAL

- Z3. [22-1936](#) A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for MF-2(A) Multifamily District uses on property zoned an R-7.5(A) Single Family District and an LO-3 Limited Office District, on the southwest line of North Buckner Boulevard, north of John West Road
Recommendation of Staff: Approval, subject to a development plan, a tree preservation plan and conditions
Recommendation of CPC: Approval, subject to a development plan, a tree preservation plan, and conditions
Z201-180(RM)
[22-1391; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 32295]
- Z4. [22-1937](#) ~~A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a mini-warehouse use on property zoned a CR Community Retail District, on the northwest corner of Clark Road and Mountain Creek Parkway
Recommendation of Staff: Approval for a five year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions
Recommendation of CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions
Z212-203(OA)
[22-1392; DELETED]~~

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

- Z5. [22-1838](#) A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for an open-enrollment charter school on property zoned CR Community Retail, on the north corner of Lancaster Road and East Kiest Boulevard
Recommendation of Staff: Approval for a five-year period, subject to a site plan, traffic management plan, and staff's recommended conditions
Recommendation of CPC: Approval for a one-year period, subject to a site plan, traffic management plan, and conditions
Z212-142(MP)
Note: This item was deferred by the City Council before opening the public hearing on August 10, 2022, and is scheduled for consideration on September 14, 2022.
[22-1393; HEARING CLOSED; DENIED WITHOUT PREJUDICE BY MAYOR PRO TEM ARNOLD]
- Z6. [22-1839](#) A public hearing to receive comments regarding an application for and an ordinance granting an MU-3 Mixed Use District on property zoned an MC-4 Multiple Commercial District, on the north side of Vantage Point, west of Greenville Avenue
Recommendation of Staff: Approval
Recommendation of CPC: Approval
Z212-185(OA)
Note: This item was deferred by the City Council before opening the public hearing on August 10, 2022, and is scheduled for consideration on September 14, 2022.
[22-1394; HEARING CLOSED; DEFERRED TO DECEMBER 14, 2022 BY COUNCILMEMBER MCGOUGH]

THOROUGHFARE PLAN AMENDMENTS**Department of Transportation**

- PH1. [22-1779](#) A public hearing to receive comments to amend Ordinance. No. 20860, "Thoroughfare Plan" of the City of Dallas, Texas to **(1)** delete Buford Drive between Camp Wisdom Road and Millett Drive from the Thoroughfare Plan; and **(2)** delete Millett Drive between Interstate Highway-35E and University Hill Boulevard from the Thoroughfare Plan; and, at the close of the public hearing, **(3)** authorize an ordinance implementing the change - Financing: No cost consideration to the City
[22-1395; HEARING CLOSED; APPROVED; ORDINANCE 32296]

THOROUGHFARE PLAN AMENDMENTS**Department of Transportation**

- PH2. [22-1780](#) A public hearing to receive comments to amend the City of Dallas Thoroughfare Plan to **(1)** amend the dimensional classification of Sylvan Avenue between Singleton Boulevard and Irving Boulevard from a minor six-lane divided roadway (M-6-D[a]) in 100 feet of right-of-way to a special four-lane divided roadway (SPCL 4D) with bicycle facilities in 100 feet of right-of-way; and **(2)** amend the dimensional classification of Wycliff Avenue between Irving Boulevard and IH-35E from a standard four-lane undivided (S-4-U) roadway in 60 feet of right-of-way to a special four-lane divided (SPCL 4D) with bicycle facilities in 100 feet of right-of-way; and, at the close of the hearing, authorize an ordinance implementing the change - Financing: This action has no cost consideration to the City (see fiscal information for potential future costs)
[22-1396; HEARING CLOSED; APPROVED; ORDINANCE 32297]
- PH3. [22-1782](#) A public hearing to receive comments to amend Ordinance No. 20860 "Thoroughfare Plan - City of Dallas" **(1)** changing the dimensional classifications of Unnamed SE3 between Witt Road and Cleveland Road from a standard four-lane undivided (S-4-U) roadway in 60 feet of right-of-way to a special three-lane undivided roadway (SPCL 3U) in 60 feet of right-of-way with 36 feet of pavement and to shift the roadway alignment to the west; **(2)** changing the dimensional classifications of Witt Road between Blanco Drive and the City of Dallas city limits from a standard four-lane undivided (S-4-U) roadway in 60 feet of right-of-way to a special three-lane undivided roadway (SPCL 3U) in 60 feet of right-of-way with 36 feet of pavement; **(3)** providing a saving clause; **(4)** providing a severability clause; and **(5)** providing an effective date; and, at the close of the public hearing, **(6)** authorize an ordinance implementing the change - Financing: No cost consideration to the City
[22-1397; HEARING CLOSED; APPROVED; ORDINANCE 32298]
- PH4. [22-1783](#) A public hearing to receive comments to amend Ordinance No. 20860, "Thoroughfare Plan - City of Dallas, Texas," **(1)** changing the dimensional classification of Unnamed SE3 between Cleveland Road and City of Dallas city limits from a standard four-lane undivided (S-4-U) roadway in 60 feet of right-of-way to a special three-lane undivided roadway (SPCL 3U) in 60 feet of right-of-way, 36 feet of pavement **(2)** changing the limits of Unnamed SE3 between Cleveland Road and City of Dallas city limits to Cleveland Road and Langdon Road; **(3)** providing a saving clause; **(4)** provide a severability clause; and **(5)** providing an effective date; and, at the close of the public hearing, **(6)** authorize an ordinance implementing the change - Financing: This action has no cost consideration to the City (see Fiscal Information)
[22-1398; HEARING CLOSED; APPROVED; ORDINANCE 32299]

MISCELLANEOUS HEARINGS**Department of Planning and Urban Design**

PH5. [22-1938](#) A public hearing on an application for and a resolution granting a variance to the alcohol spacing requirements from a public school, Margaret B. Henderson Elementary School, as required by Section 6-4 of the Dallas City Code to allow a wine and beer retailer's permit pursuant to Chapter 25 of the Texas Alcoholic Beverage Code, for a restaurant without drive-in or drive-through service with a food and beverage certificate [Pizza Fritta, Inc.] on the west side of Edgefield Avenue south of Newport Avenue - AV212-003 - Financing: No cost consideration to the City

[22-1399; HEARING CLOSED; APPROVED]

PH6. [22-1939](#) A public hearing on an application for and a resolution granting a variance to the alcohol spacing requirements from a child -care facility, Annie's Place, as required by Section 6-4 of the Dallas City Code to allow a wine and beer retailer's permit pursuant to Chapter 25 of the Texas Alcoholic Beverage Code, for an alcoholic beverage manufacturing use [Celestial Brewing, LLC dba Celestial Beerworks] on the west side of Butler Street between Redfield Street and Harry Hines Boulevard - AV212-004 - Financing: No cost consideration to the City

[22-1400; HEARING CLOSED; APPROVED]

Park & Recreation Department

PH7. [22-1869](#) 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 parkland at Everglade Park located at 5100 Jim Miller Road totaling approximately 23,373 square feet of land and temporary use of approximately 31,142 square feet of land, by Dallas Water Utilities for the construction of a 48-inch water main and future wastewater lines for the Jim Miller Pump Station Improvements Project; 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

[22-1401; HEARING CLOSED; APPROVED]

MISCELLANEOUS HEARINGS - UNDER ADVISEMENT**Office of Economic Development**PH8. [22-1970](#)**South Dallas/Fair Park Public Improvement District**

A public hearing to receive comments concerning: **(1)** the proposed levy of assessment for the South Dallas/Fair Park Public Improvement District (the "District"), in accordance with Chapter 372, Texas Local Government Code, for the purpose of providing supplemental public services to be funded by special assessments on property in the District; and, at the close of the public hearing; **(2)** authorize an ordinance approving and adopting the final 2023 Service Plan, the final 2022 Assessment Plan, the 2022 Assessment Roll (to be kept on file with the City Secretary), 2023 Notice of Obligation to Pay Improvement District Assessment (to be filed with Dallas County); **(3)** establishing classifications for the apportionment of costs and the methods of assessing special assessments for the services and improvements to property in the District; **(4)** closing the public hearing and levying a special assessment on property in the District for services and improvements to be provided in the District during 2023; **(5)** providing for reimbursement of city administrative costs for operational oversight of the District; **(6)** fixing charges and liens against the property in the District and against the owners thereof; **(7)** providing for the collection of the 2022 assessment; **(8)** authorizing the receipt and deposit of assessments from Dallas County; **(9)** authorizing the disbursement of assessments and interest to South Side Quarter Development Corporation; and **(10)** providing for an effective date - Not to exceed actual collections estimated at \$191,244.00 - Financing: South Dallas/Fair Park Public Improvement District Fund (subject to appropriations) (see Fiscal Information) (This item was deferred on August 24, 2022)

[22-1402; APPROVED; ORDINANCE 32300]