

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, OCTOBER 26, 2022

22-1590

VOTING AGENDA MEETING
DALLAS CITY HALL, COUNCIL CHAMBER/VIDEO CONFERENCE
MAYOR ERIC JOHNSON, PRESIDING

PRESENT: [15] Johnson, Arnold, Narvaez, West, Resendez, Moreno, Thomas, *Bazaldua, Atkins (**9:21 a.m.), Blackmon, *McGough, Schultz, Mendelsohn (**9:23 a.m.), Willis, Ridley

ABSENT: [0]

The meeting was called to order at 9:21 a.m. with a quorum of the city council present.

The invocation was given by Rabbi Andrew Paley of Temple Shalom.

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 to closed session at 10:11 a.m. and reconvened to open session at 11:02 a.m.

The meeting recessed at 12:04 p.m. and reconvened to at 1:33 p.m.

After all business properly brought before the city council had been considered, the city council adjourned at 5:55 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: Members of the City Council participated in this meeting by video conference.**

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

OFFICE OF THE CITY SECRETARY

CITY OF DALLAS, TEXAS

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, OCTOBER 26, 2022

EXHIBIT A

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, OCTOBER 26, 2022

EXHIBIT B

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 26, 2022

22-1591

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: Linda Newland, 2468 Dorrington Dr.
SUBJECT: Fluoridation

SPEAKER: Carrie Maze, 3618 Hamilton Ave.
SUBJECT: Help for senior citizens

SPEAKER: Stephen Tordella, 300 N. Akard St.
SUBJECT: Bus shelters/benches at bus stops

SPEAKER: Subrina Brenham, 6621 La Grange Dr.
SUBJECT: Disqualified judge

SPEAKER: Kevin Felder, 8404 Capriola Ln.
SUBJECT: Housing budget

OPEN MICROPHONE – END OF MEETING:

SPEAKER: Cynthia White, 2363 Stemmons Trl.
SUBJECT: Heavy prostitution in the neighborhood

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 26, 2022

22-1592

Item 1: Approval of Minutes of the October 12, 2022 City Council Meeting

Councilmember Moreno moved to adopt the minutes as presented.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 26, 2022

22-1593

CONSENT AGENDA

The consent agenda consisted of consent agenda items 2-32.

Councilmember Bazaldua requested consent agenda items 7, 8, 10 and 16 be considered as individual items later in the meeting; there was no objection voiced by the city council.

Councilmember Thomas requested consent agenda item 17 be considered as an individual item later in the meeting; there was no objection voiced by the city council.

Therefore, the consent agenda, consisting of consent agenda items 2-6, 9, 11-15 and 18-32 was presented for consideration.

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

Motion seconded by Mayor Pro Tem Arnold and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 26, 2022

22-1594

Item 2: Authorize settlement of the bodily injury claim filed by Mel Hensley against the City of Dallas, Claim No. AL-21-27330 – Not to exceed \$60,000.00 - Financing: Liability Reserve Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 26, 2022

22-1595

Item 3: Authorize settlement of the property damage claim filed by Dallas HU1 LLC against the City of Dallas, Claim No. GL-22-32712 - Not to exceed \$63,908.28 - Financing: Liability Reserve Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 26, 2022

22-1596

Item 4: Authorize settlement of the lawsuit styled David Deleon III v. City of Dallas, Cause No. DC-20-18390 - Not to exceed \$80,000.00 - Financing: Liability Reserve Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 26, 2022

22-1597

Item 5: Ordinance authorizing the issuance and sale of City of Dallas, Texas Waterworks and Sewer System Revenue Bonds, Series 2022C, in the amount of \$114,800,000 to the Texas Water Development Board; awarding the sale of the bonds; approving the execution of agreements in connection with the sale of the bonds; and all other matters related thereto - Not to exceed \$330,050 - Financing: Dallas Water Utilities Fund

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 32328

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 26, 2022

22-1598

Item 6: Authorize the annual adoption of the City's Investment Policy and investment strategies regarding funds under the City's control and management - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 26, 2022

22-1599

Item 7: An ordinance amending Chapter 27, “Minimum Property Standards,” of the Dallas City Code by amending Sections 27-46 and 27-53; **(1)** adding provisions to the definition of code violations in the Chapter 27 habitual nuisance properties program; **(2)** changing the annual fee for habitual criminal and nuisance properties to a monthly fee; **(3)** providing a penalty not to exceed \$500.00; **(4)** providing a saving clause; **(5)** providing a severability clause; and **(6)** providing an effective date - Financing: No cost consideration to the City

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

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

Councilmember Bazaldua moved to adopt the item as recommended by the Quality of Life Committee with the following changes:

- Add Section 7A-18, ‘Duty to Maintain Premises Free from Litter,’ and Section 18-13, ‘Growth to Certain Height Prohibited,’ to the definition of code violations;
- Change the annual fees for habitual nuisance and criminal properties to monthly fees; and
- Provide a penalty not to exceed \$2,000.

Motion seconded by Councilmember Schultz.

After discussion, Mayor Johnson called a vote and declared the item unanimously amended.

Assigned ORDINANCE NO. 32329

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 26, 2022

22-1600

Note: Agenda Item No. 16 must be considered before Agenda Item No. 8 may be considered.

Item 8: An ordinance amending Chapter 13, “Courts, Fines and Imprisonments,” of the Dallas City Code by amending Section 13-10 by **(1)** authorizing the city marshal and his or her deputies to enforce the city’s provisions regarding standing or walking on medians contained Section 28-61.1 of the Dallas City Code and the city’s solicitation provisions contained in Section 28-63.3 of the Dallas City Code; **(2)** providing a saving clause; **(3)** providing a severability clause; and **(4)** providing an effective date - Financing: No cost consideration to the City

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

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

Councilmember Bazaldua moved to adopt the item.

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

Assigned ORDINANCE NO. 32330

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 26, 2022

22-1601

Item 9: Authorize a second amendment to the Lease of Land and Facilities at Dallas Love Field originally entered into between the City of Dallas and Enserch Corporation as of August 11, 1993, as amended, with the current lessee, HollyFrontier Corporation, previously approved on August 1, 2005, by Resolution No. 05-0921 to add four additional five-year option terms to the lease and exercise the first of such additional option terms in consideration of HollyFrontier Corporation agreeing to expend \$150,000.00 on capital improvements to the leasehold within twenty-four months of the execution of the second amendment and an additional \$50,000.00 on capital improvements during each of the four additional option periods - Estimated Revenue: Aviation Fund \$2,203,770.40 (see Fiscal Information)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 26, 2022

22-1602

Item 10: Authorize the **(1)** sale of up to 5 Land Transfer Program lots to Citybuild Community Development Corporation, and/or its affiliates (Developer) subject to restrictive covenants, a right of reverter, and execution of all necessary documents, pursuant to the City's Land Transfer Program; **(2)** release of lien for all non-tax City liens, notices, or orders that were filed on up to 5 Land Transfer Program lots sold to Developer prior to or subsequent to the deeds transferring the lots to the City of Dallas; and **(3)** execution of a development agreement with Developer for the construction of a Health and Wellness Center on the Land Transfer Program lots - Estimated Revenue: General Fund \$6,500.00; Estimated Revenue Foregone: General Fund \$10,257.31 (see Fiscal Information)

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

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

Councilmember Bazaldua moved to defer the item to the November 9, 2022 voting agenda meeting of the city council.

Motion seconded by Councilmember Blackmon and unanimously deferred. (Johnson, Narvaez, Resendez absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 26, 2022

22-1603

Item 11: An ordinance amending Ordinance No. 32037, previously approved on October 27, 2021, which abandoned portions of an alley, located near the intersection of Malcolm X Boulevard and Taylor Street to SL4 Deep Ellum, LP, Meghani Partnership, Inc., Radical Computing, Inc., TRW Realty Holdings, LLC and Travertine, LLC, by altering Section 11 to extend certain requirements' timeline from twelve months to eighteen months - Revenue: General Fund \$7,800.00, plus the \$20.00 ordinance publication fee

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 32331

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 26, 2022

22-1604

Item 12: An ordinance granting a private license to 2620 Maple Owner, LLC for the use of a total of approximately 169 square feet of land to occupy, maintain, and utilize two electrical conduits, fourteen trees, fourteen uplights, two landscaping blocks and irrigation areas, three trash receptacles, four benches, and a bollard on portions of Maple Avenue and Mahon Street rights-of-way located near its intersection with Mahon Street - Revenue: General Fund \$2,000.00 annually and \$900.00 one-time fee, plus the \$20.00 ordinance publication fee

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 32332

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 26, 2022

22-1605

Item 13: Authorize a Beautification and Maintenance Agreement, for a ten-year period, with The Bottom District Community Development Foundation, for the installation and maintenance of landscape and irrigation improvements, consisting of grass sodding and an irrigation system for the Interstate Highway 35E at Colorado/Eads Landscape Beautification Project within the following limits: between Interstate Highway 35E to the west, Eads Avenue to the east, Comal Street to the south, and 400 feet north of East Colorado Boulevard to the north - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 26, 2022

22-1606

- Item 14: Authorize the reprogramming of 2017 Bond Funds in an amount not to exceed \$500,000.00 from the Oak Lawn/Cedar Springs Area Sidewalk Improvements (PB17V156), to reconstruct the alley between Knight Street and Douglas Avenue from Rosewood Avenue to Sylvester Street; and to reconstruct the alley between Cherrywood Avenue and Inwood Road from Vandelia Street to Rawlins Street - Financing: This action has no cost consideration to the City (see Fiscal Information for potential future costs)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 26, 2022

22-1607

Item 15: Authorize a construction services contract for the construction of Alley Reconstruction Group 17-1488 - (list attached to the Agenda Information Sheet) - Estrada Concrete Company, LLC, lowest responsible bidder of one - Not to exceed \$2,363,597.20 - Financing: Street and Transportation (A) Fund (2017 General Obligation Bond Funds) (\$1,023,735.20), Water Construction Fund (\$14,525.00), Water Capital Improvement F Fund (\$185,738.00), Wastewater Construction Fund (\$36,800.00), Wastewater Capital Improvement G Fund (\$1,102,799.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 26, 2022

22-1608

Note: Agenda Item No. 16 must be considered before Agenda Item No. 8 may be considered.

Item 16: 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 \$500.00; (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)

Councilmember Bazaldua 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 Mendelsohn moved to adopt the item.

Motion seconded by Councilmember McGough.

During discussion, Councilmember Bazaldua requested to go into closed session to discuss the item; there was no objection voiced by the city council.

At 10:11 a.m., Mayor Johnson 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 11:02 a.m. No other matters were discussed during the closed session.

Deputy Mayor Pro Tem Narvaez moved a subsidiary motion to add an annual review of the ordinance.

Subsidiary motion seconded by Councilmember West.

After discussion, Mayor Johnson called a record vote on Deputy Mayor Pro Tem Narvaez’s subsidiary motion:

Voting Yes: [11] Arnold, Narvaez, West, Thomas,
Resendez, Bazaldua, Atkins, Blackmon,
McGough, Schultz, Mendelsohn

Voting No: [4] Johnson, Moreno, Willis, Ridley

The city secretary declared the subsidiary motion adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

22-1608

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After further discussion, Mayor Johnson called a record vote on Councilmember Mendelsohn's motion, as amended by Deputy Mayor Pro Tem Narvaez:

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

Voting No: [1] Bazaldua

The city secretary declared the item amended.

Assigned ORDINANCE NO. 32333

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 26, 2022

22-1609

Item 17: Authorize a resolution to support the memorial designation of the overpass at Interstate Highway 20 and Spur 408 as the Firefighter William Scott Tanksley Memorial Bridge through the Texas Department of Transportation Highway Naming Program - Financing: No cost consideration to the City

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

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

Councilmember Thomas moved to adopt the item.

Motion seconded by Councilmember McGough.

During discussion and at the request of Councilmember Thomas, the following individuals addressed the city council on the item:

Wendi Tanksley, 107 Nautical Point, Kemp, TX

Laynee Tanksley, (Private)

David Lindsay, 300 Tower Circle, Terrell, TX

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

Voting Yes: [15] Johnson, Arnold, Narvaez, West,
Moreno, Thomas, Resendez, Bazaldua,
Atkins, Blackmon, McGough, Schultz,
Mendelsohn, Willis, Ridley

Voting No: [0]

The city secretary declared the item unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 26, 2022

22-1610

Item 18: Authorize contracts with cultural organizations for the provision of artist services to the City through the Cultural Organizations Program for the period October 1, 2022 through September 30, 2023 (list attached to Agenda Information Sheet) - Not to exceed \$5,694,617.00 - Financing: General Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 26, 2022

22-1611

Item 19: Authorize a public hearing to be held on November 9, 2022 to receive comments on the proposed amendments to the Project Plan and Reinvestment Zone Financing Plan (“Plan”) for Tax Increment Reinvestment Zone Number Three, the Oak Cliff Gateway Tax Increment Financing (“TIF”) District (the “TIF District” or the “Zone”) to: **(1)** increase the geographic area of the TIF District by approximately 244 acres including: (a) expanding the Bishop Arts/Jefferson Sub-District by approximately 96 acres in an area generally along Jefferson Boulevard from Storey Street to 6th Street west of IH-35 and (b) adding the Clarendon/Beckley/Kiest Sub-District with approximately 148 acres in an area including the future Southern Gateway Deck Park at Interstate Highway (IH)-35 between Marsalis Avenue and Ewing Avenue and generally along Clarendon Drive from Moore Street to Beckley Avenue and along Beckley Avenue from Clarendon Drive to just north of Kiest Boulevard; **(2)** establish a termination date for the Clarendon/Beckley/Kiest Sub-District of December 31, 2052; **(3)** establish the percentage of tax increment contributed by the City of Dallas during the term of the Clarendon/Beckley/Kiest Sub-District at 90 percent; **(4)** authorize an amendment to the participation agreement with Dallas County to request the County’s participation in the Clarendon/Beckley/Kiest Sub-District; **(5)** create a new budget category for the Clarendon/Beckley/Kiest Sub-District; **(6)** create a new budget category for the TIF District for homeowner stabilization, home repair, and displacement mitigation; **(7)** extend the termination date of the Oak Cliff Gateway Sub-District from December 31, 2027 to December 31, 2044 and reduce the City’s participation rate from 85 percent to 50 percent during the extended term; **(8)** increase the total budget for the TIF District from \$28,621,027.00 net present value (approximately \$76,665,998.00 in total dollars) to \$99,381,853.00 net present value (approximately \$352,993,541.00 in total dollars); **(9)** increase the budget capacity of the Oak Cliff Gateway Sub-District and the Bishop Arts/Jefferson Sub-District to retain a portion of future tax increment to support future applications for project funding and annually transfer a portion of future tax increment to the following new budget categories: (a) budget line item for homeowner stabilization, home repair, and displacement mitigation programs and (b) Clarendon/Beckley/Kiest Sub-District; and **(10)** make corresponding modifications to the TIF District’s boundary, budget, and Plan; and, at the close of the public hearing, consider an ordinance amending Ordinance No. 21466, as amended, previously approved on November 11, 1992, and Ordinance No. 23033, as amended, previously approved on February 12, 1997, to reflect these amendments - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 26, 2022

22-1612

Item 20: Authorize a three-year concession contract for operation of a watercraft rental service at White Rock Lake for the Park & Recreation Department - Dallas Kayak Company, Inc., most advantageous proposer of two - Estimated Net Revenue: \$471,031.00

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 26, 2022

22-1613

Item 21: Authorize a three-year cooperative purchasing agreement for temporary staffing services for the Department of Human Resources with BGSF Professional, LLC, through the Houston-Galveston Area Council cooperative agreement - Estimated amount of \$350,000 - Financing: General Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 26, 2022

22-1614

Item 22: Authorize a three-year master agreement for the purchase of certified bulk liquid chlorine by railcar for the Water Utilities Department - Brenntag Southwest, Inc., lowest responsible bidder of two - Estimated amount of \$20,035,560 - Financing: Dallas Water Utilities Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 26, 2022

22-1615

Item 23: Authorize a three-year master agreement for the purchase of temporary traffic signs, permanent signposts, and installation hardware for permanent signs for various departments - Dallas Lite & Barricade, only bidder - Estimated amount of \$439,743.23 - Financing: General Fund (\$69,798.00) Dallas Water Utilities Fund (\$361,945.23), and Stormwater Drainage Management-Operations Fund (\$8,000.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 26, 2022

22-1616

Item 24: Authorize a three-year service contract for large diameter concrete water pipes, accessories and emergency repair services for the Water Utilities Department - TPG Pressure, Inc. dba Thompson Pipe Group-Pressure, most advantageous proposer of two - Not to exceed \$8,786,180.00 - Financing: Dallas Water Utilities Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 26, 2022

22-1617

Item 25: Authorize a five-year service price agreement for the design, engineering, installation, system implementation, maintenance, support, and parts for a new audible paging system at Dallas Love Field Airport for the Department of Aviation - Ford Audio Video Systems, LLC, most advantageous proposer of three - Not to exceed \$907,798.82 - Financing: Aviation Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 26, 2022

22-1618

Item 26: Authorize approval of the Office of the City Auditor's 2023 Audit Plan as required by paragraph 8(b) of Resolution No. 21-2021, previously approved on February 24, 2021 - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 26, 2022

22-1619

Item 27: Authorize the **(1)** deposit of the amount awarded by the Special Commissioners in the condemnation proceeding styled CITY OF DALLAS VS. DALLAS H.B.M. III L.L.C., A TEXAS LIMITED LIABILITY COMPANY, et al., Cause No. CC-22-01267-B, pending in Dallas County Court at Law No. 2, for acquisition from Dallas H.B.M. III L.L.C., a Texas Limited Liability Company, et al., of an improved tract of land containing a total of approximately 263,495 square feet located on East Kiest Boulevard at its intersection with Rector Street for the Dallas Floodway Extension Project; and **(2)** settlement of the condemnation proceeding for an amount not to exceed the award - Not to exceed \$4,085,723.00 (\$4,061,888.00, plus closing costs and title expenses not to exceed \$23,835.00) - Financing: Flood Protection and Storm Drainage Facilities Fund (2006 General Obligation Bond Funds) (\$3,025,971.41) and Trinity River Corridor Fund (1998 General Obligation Bond Funds) (\$1,059,751.59)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 26, 2022

22-1620

Item 28: Authorize the **(1)** deposit of the amount awarded by the Special Commissioners in the condemnation proceeding styled CITY OF DALLAS VS. JEFFREY RAY BISHOP AND MARK FLANERY, et al., Cause No. CC-22-00892-E, pending in Dallas County Court at Law No. 5, for acquisition from Jeffrey Ray Bishop and Mark Flanery, of approximately 342,106 square feet of land, located on Rector Street near its intersection with East Kiest Boulevard for the Dallas Floodway Extension Project; and **(2)** settlement of the condemnation proceeding for an amount not to exceed the award - Not to exceed \$9,548,000.00 (\$9,500,000.00, plus closing costs and title expenses not to exceed \$48,000.00) - Financing: Flood Protection and Storm Drainage Facilities Fund (2006 General Obligation Bond Funds) (\$5,401,996.00) and Trinity River Corridor Fund (1998 General Obligation Bond Funds) (\$4,146,004.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 26, 2022

22-1621

Item 29: Authorize the **(1)** deposit of the amount awarded by the Special Commissioners in the condemnation proceeding styled CITY OF DALLAS VS. MARCO SORTO, et al., Cause No. CC-22-01269-C, pending in Dallas County Court at Law No. 3, for acquisition from Marco Sorto, of two tracts of land containing approximately 10,579 square feet, improved with a single-family residence located on Alex Street near its intersection with Childers Street for the Dallas Floodway Extension Project; and **(2)** settlement of the condemnation proceeding for an amount not to exceed the award - Not to exceed \$178,000.00 (\$175,000.00, plus closing costs and title expenses not to exceed \$3,000.00) - Flood Protection and Storm Drainage Facilities Fund (2006 General Obligation Bond Funds)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 26, 2022

22-1622

Item 30: Authorize a construction services contract for the installation of water and wastewater main improvements at five locations (list attached to the Agenda Information Sheet) - John Burns Construction Company of Texas, Inc., lowest responsible bidder of two - Not to exceed \$11,486,301.00 - Financing: Wastewater Capital Improvement F Fund (\$11,236,301.00) and Water Construction Fund (\$250,000.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 26, 2022

22-1623

Item 31: Authorize an increase in the construction services contract with BAR Constructors, Inc. for additional work associated with the construction of a new pump station to replace the existing Pump Station No. 1 at the Elm Fork Water Treatment Plant – Not to exceed \$280,613.16, from \$51,322,606.78 to \$51,603,219.94 - Financing: Water Construction Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 26, 2022

22-1624

Item 32: Authorize an increase in the construction services contract with Douglas Dailey Construction, LLC, for additional pavement restoration associated with the installation of water and wastewater mains at 26 locations (list attached to the Agenda Information Sheet) - Not to exceed \$1,962,835.00, from \$11,941,371.00 to \$13,904,206.00 - Financing: Wastewater (Clean Water) - 2022 TWDB Fund (\$490,709.00) and Water (Drinking Water) - 2022 TWDB Fund (\$1,472,126.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 26, 2022

22-1625

Item 33: 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 West moved to appoint the following:

- Taler B. Jefferson to the Community Development Commission; and
- Courtney Spellicy, Vice-Chair, to the Landmark Commission

Motion seconded by Councilmember Blackmon and unanimously adopted. (Johnson, Narvaez, Resendez absent when vote taken)

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

22-6500 CDC COMMUNITY DEVELOPMENT COMMISSION
22-6501 BOARD OFFICER

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 26, 2022

22-1626

Item 34: Authorize **(1)** the ratification of a meet and confer agreement between the City of Dallas and the Dallas Black Firefighters Association, Dallas Hispanic Fire Fighters Association, Dallas Fire Fighters Association, Black Police Association of Greater Dallas, National Latino Law Enforcement Organization, and the Dallas Police Association (collectively, the Meet and Confer Team); and **(2)** the City Manager to execute the agreement, approved as to form by the City Attorney, to be effective October 26, 2022 through September 30, 2025 - Not to exceed \$111,063,230.00 - Financing: General Fund (subject to annual appropriations)

Councilmember Mendelsohn moved to adopt the item.

Motion seconded by Councilmember West and unanimously adopted. (Johnson, Narvaez, Resendez absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 26, 2022

22-1627

Item 35: Authorize the second step of acquisition for condemnation by eminent domain to acquire a tract of land containing approximately 206,362 square feet, from One Morrell, LLC, 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)

The city secretary announced the item required a motion that the Council of the City of Dallas adopt the item and authorize the second step of acquisition for condemnation by eminent domain to acquire a tract of land containing approximately 206,362 square feet, from One Morrell, LLC, located on Morrell Avenue near its intersection with Sargent Road for the Dallas Floodway Extension Project.

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

Councilmember Atkins moved to adopt the item.

Motion seconded by Councilmember Ridley

After discussion, Mayor Johnson called a record vote on Councilmember Atkins motion:

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

Voting No: [0]

Absent When Vote Taken: [2] Johnson, Resendez

The city secretary declared the item adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 26, 2022

22-1628

Item 36: An ordinance amending Chapter 18, "Municipal Solid Wastes," of the Dallas City Code by amending Article V; **(1)** providing revised storage, license, and record keeping requirements and establishing training requirements for tire businesses; **(2)** providing a penalty not to exceed \$2,000.00; **(3)** providing a saving clause; **(4)** providing a severability clause; and **(5)** providing an effective date - Financing: No cost consideration to the City (This item was deferred on August 10, 2022)

Councilmember Ridley moved to adopt the item.

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

Assigned ORDINANCE NO. 32334

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 26, 2022

22-1629

Item 37: A resolution adopting the City's Federal Legislative Program for the 118th Session of the United States Congress - Financing: No cost consideration to the City (This item was deferred on September 28, 2022)

Councilmember Schultz moved to adopt the item.

Motion seconded by Deputy Mayor Pro Tem Narvaez and unanimously adopted. (Thomas, Resendez absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 26, 2022

22-1630

Item 38: A resolution to authorize payment of annual membership fees to **(1)** National League of Cities in the amount of \$38,384.00; **(2)** Texas Municipal League in the amount of \$59,542.00; **(3)** United States Conference of Mayors in the amount of \$40,235.00; **(4)** Dallas Regional Mobility Coalition in the amount of \$25,000.00; and **(5)** TEX-21 in the amount of \$25,000.00 - Total not to exceed \$188,161.00 - Financing: General Fund (subject to annual appropriations) (This item was deferred on September 28, 2022)

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

- Delete the annual membership fee from the United States Conference of Mayors in the amount of \$40,235.00; and
- To amend the total not to exceed to \$147,926.00 from \$188,161.00

Motion seconded by Councilmember Ridley and unanimously amended. (Moreno, Thomas, Resendez absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 26, 2022

22-1631

Item 39: Authorize a personal services contract with Burkland Consulting, LLC for state legislative and information services for the period November 1, 2022 through September 30, 2023 - Not to exceed \$50,000.00 - Financing: Dallas Water Utilities Fund (This item was deferred on September 28, 2022)

Councilmember Atkins moved to adopt the item.

Motion seconded by Deputy Mayor Pro Tem Narvaez and unanimously adopted. (Moreno, Thomas, Resendez absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 26, 2022

22-1632

Item 40: Authorize a personal services contract with Campos Consulting Group for state legislative and information services for the period November 1, 2022 through September 30, 2023 - Not to exceed \$60,000.00 - Financing: General Fund (subject to annual appropriations) (This item was deferred on September 28, 2022)

Councilmember Atkins moved to adopt the item.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 26, 2022

22-1633

Item 41: Authorize a personal services contract with Kwame Walker & Associates for state legislative and information services for the period November 1, 2022 through September 30, 2023 - Not to exceed \$70,000.00 - Financing: General Fund (subject to annual appropriations) (This item was deferred on September 28, 2022)

Councilmember Atkins moved to adopt the item.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 26, 2022

22-1634

Item 42: Authorize a personal services contract with Paul Schlesinger for federal legislative services for the period November 1, 2022 through September 30, 2023 - Not to exceed \$74,375.00 - Financing: General Fund (subject to annual appropriations) (This item was deferred on September 28, 2022)

Councilmember Atkins moved to adopt the item.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 26, 2022

22-1635

Item 43: Authorize a personal services contract with Randy C. Cain for state legislative and information services for the period November 1, 2022 through September 30, 2023 - Not to exceed \$71,000.00 - Financing: General Fund (subject to annual appropriations) (This item was deferred on September 28, 2022)

Councilmember Atkins moved to adopt the item.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 26, 2022

22-1636

Item 44: Authorize a professional services contract with CapitalEdge Strategies, LLC to provide federal legislative services to the City for the period November 1, 2022 through September 30, 2023 - Not to exceed \$160,000.00 - Financing: General Fund (subject to annual appropriations) (This item was deferred on September 28, 2022)

Councilmember Atkins moved to adopt the item.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 26, 2022

22-1637

Item 45: Authorize adoption of the City of Dallas State Legislative Program for the 88th Session of the Texas Legislature - Financing: No cost consideration to the City (This item was deferred on September 28, 2022)

Councilmember Atkins moved to adopt the item.

Motion seconded by Deputy Mayor Pro Tem Narvaez.

Councilmember McGough moved a subsidiary motion to remove 'Decriminalize fentanyl testing strips' from under Public Safety.

Subsidiary motion seconded by Councilmember Thomas.

During discussion, Councilmember Bazaldua moved a subsidiary motion to add 'Decriminalize fentanyl testing strips' to Quality of Life.

Subsidiary motion seconded by Councilmember Blackmon.

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

Councilmember McGough moved a secondary subsidiary motion to remove 'Decriminalize fentanyl testing strips' in its entirety.

Secondary subsidiary motion seconded by Councilmember Thomas.

After discussion, Mayor Johnson called a vote on Councilmember McGough's secondary subsidiary motion and declared the motion failed, with majority of the city council voting in opposition.

Mayor Johnson called a vote on Councilmember Bazaldua's subsidiary motion and declared the motion adopted.

Mayor Johnson called a vote on Councilmember Atkins' motion, as amended by Councilmember Bazaldua, and declared the item amended.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 26, 2022

22-1638

Note: Agenda Item No. 46 must be considered before Agenda Item No. 47.

Item 46: Authorize the recommended most advantageous proposal submitted for City Solicitation BVZ22-00019439 (Request for Proposals for the development of City-owned vacant properties addressed as 3011-3039 South Lancaster Road) with UCR Development Services LLC, most advantageous proposer of three - Financing: No cost consideration to the City

Mayor Pro Tem Arnold moved to adopt the item.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 26, 2022

22-1639

Item 47: Authorize **(1)** the City Manager or designee to execute a development agreement with UCR Development Services LLC (“UCR” or “Developer”) incorporating the proposal submitted by UCR for City Solicitation BVZ22-00019439 to provide for the development of approximately 1.23 acres of land addressed as 3011-3039 South Lancaster Road generally at the northwest corner of South Lancaster Road and East Corning Avenue (the “Property”), and including the sale of the Property to UCR for a sale price no less than fair market value, and subject to **(i)** a right of reverter in favor of the City in the event UCR fails to develop the Property as required, **(ii)** a 365-day right-of-entry in favor of UCR for due diligence purposes, and **(iii)** other terms, including operating covenants, as may be deemed necessary and approved as to form by the City Attorney, to ensure that, after sale of the Property, the Property is developed and operated in substantial conformance with the Proposal; and **(2)** the Chief Financial Officer to receive and deposit proceeds of the Property sale - Estimated Revenue: General Capital Reserve Fund \$240,000.00

Mayor Pro Tem Arnold moved to adopt the item.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 26, 2022

22-1640

Item 48: Authorize **(1)** the City Manager to amend Resolution No. 18-1158, previously approved on August 22, 2018 to include approval of the FOUR-TRACK STRATEGY proposed by Office of Homeless Solutions, implement track one (Increase Shelter Capacity - expand capacity of existing providers through contracted pay to stay shelter beds); and **(2)** adopt or approve the proposed updates as presented to the Housing & Homelessness Solutions Committee on September 29, 2022 - Financing: No cost consideration to the City

Councilmember Thomas moved to adopt the item.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 26, 2022

22-1641

ZONING CASES – INDIVIDUAL

Item Z1: Zoning Case Z190-250(AU)

A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for MU-2 Mixed Use District uses and standards on property zoned an MF-1(A) Multifamily District, on the west line of Preston Road, north of Belt Line Road

Recommendation of Staff: Approval, subject to a conceptual plan and staff's recommended conditions

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

The city secretary stated zoning items Z1 and Z3 would be considered collectively; there was no objection voiced by the city council.

The following individuals addressed the city council on the items:

Lee Kleinman, 2201 Main St., representing Terracap
Andrew Ruegg, 2201 Main St., representing Terracap
Brian Crombie, 2480 Mississauga Rd., Mississauga, ON, representing Terracap
Peter Kavanaugh, 1620 Handley Dr., representing Belt Line Preston, LTD.

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

- Section 51P-1093.117(a) is to read as follows, 'Except as provided in this section, a minimum six-foot-wide unobstructed sidewalk must be provided along Orinda Drive, Ladera Drive, and internal driveways to ensure pedestrian connectivity and not interfere with preservation of existing healthy trees.'
- Section 51P-1094.117(a) is to read as follows, 'Except as provided in this section, a minimum six-foot-wide unobstructed sidewalk must be provided along Orinda Drive and internal driveways to ensure pedestrian connectivity and not interfere with the preservation of existing, healthy trees.'
- In order to obtain a development bonus under Sections 51P-1093.110 and 51P-1094.110, a developer or operator must partner with DART for a residential pass program or similar incentive for at least 30 percent of the dwelling units to ensure transit ridership opportunities for residents.
- Parkways must be of a pervious surface and planted. Street trees or landscaping must be located in the parkway.

Motion seconded by Councilmember Bazaldua.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

22-1641

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During discussion, Councilmember Ridley moved a subsidiary motion:

- to require the developer or operator must provide free residential DART passes to at least 30% of the dwelling units to ensure transit ridership opportunities for residents.

Motion seconded by Councilmember Schultz.

After discussion, Mayor Johnson called a vote on Councilmember Ridley's subsidiary motion and declared the subsidiary motion failed, with majority of the city council voting in opposition.

Mayor Johnson called a vote on Councilmember Schultz amended motion and declared the item amended.

Assigned ORDINANCE NO. 32335

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 26, 2022

22-1642

ZONING CASES – INDIVIDUAL

Item Z2: Zoning Case Z201-134(HC)

A public hearing to receive comments regarding an application for and an ordinance granting the renewal of and an amendment to Specific Use Permit No. 2170 for an open enrollment charter school use on property zoned an RR Regional Retail District, north of West Camp Wisdom Road and west of Interstate 35E Freeway

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

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

The following individual addressed the city council on the item:

Isaac Steen, 4810 Haywood Pkwy.
Debbie Solis, 2322 Kenesaw Dr.
Yasmin Bhatia, 5402 Beechwood Ln., representing Uplift
Jordan Taylor, Not Provided
Rob Baldwin, 3909 Elm St.
Mary Paras, 2703 Kingston St.
Teresita Delgado, 2434 Searcy St.

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

Motion seconded by Councilmember Blackmon.

After discussion, Presiding Officer Arnold called a record vote on Councilmember Thomas' motion:

Voting Yes: [7] West, Thomas, Blackmon, McGough,
Schultz, Mendelsohn, Willis

Voting No: [6] Arnold, Narvaez, Moreno, Resendez,
Bazaldua, Atkins

Absent When Vote Taken: [2] Johnson, Ridley

The city secretary declared the item adopted.

Assigned ORDINANCE NO. 32336

OFFICE OF THE CITY SECRETARY

CITY OF DALLAS, TEXAS

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 26, 2022

22-1643

ZONING CASES – INDIVIDUAL

Item Z3: Zoning Case Z201-221(AU)

A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for MU-2 Mixed Use District uses on property zoned an MF-1(A) Multifamily District, on the west line of Preston Road, south of Arapaho Road

Recommendation of Staff: Approval, subject to a conceptual plan and staff's recommended conditions

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

The city secretary stated zoning items Z1 and Z3 would be considered collectively; there was no objection voiced by the city council.

The following individuals addressed the city council on the items:

Lee Kleinman, 2201 Main St., representing Terracap
Andrew Ruegg, 2201 Main St., representing Terracap
Brian Crombie, 2480 Mississauga Rd., Mississauga, ON, representing Terracap
Peter Kavanaugh, 1620 Handley Dr., representing Belt Line Preston, LTD.

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

- Section 51P-1093.117(a) is to read as follows, 'Except as provided in this section, a minimum six-foot-wide unobstructed sidewalk must be provided along Orinda Drive, Ladera Drive, and internal driveways to ensure pedestrian connectivity and not interfere with preservation of existing healthy trees.'
- Section 51P-1094.117(a) is to read as follows, 'Except as provided in this section, a minimum six-foot-wide unobstructed sidewalk must be provided along Orinda Drive and internal driveways to ensure pedestrian connectivity and not interfere with the preservation of existing, healthy trees.'
- In order to obtain a development bonus under Sections 51P-1093.110 and 51P-1094.110, a developer or operator must partner with DART for a residential pass program or similar incentive for at least 30 percent of the dwelling units to ensure transit ridership opportunities for residents.
- Parkways must be of a pervious surface and planted. Street trees or landscaping must be located in the parkway.

Motion seconded by Councilmember Bazaldua.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

22-1643

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During discussion, Councilmember Ridley moved a subsidiary motion:

- to require the developer or operator must provide free residential DART passes to at least 30% of the dwelling units to ensure transit ridership opportunities for residents.

Motion seconded by Councilmember Schultz.

After discussion, Mayor Johnson called a vote on Councilmember Ridley's subsidiary motion and declared the subsidiary motion failed, with majority of the city council voting in opposition.

Mayor Johnson called a vote on Councilmember Schultz amended motion and declared the item amended.

Assigned ORDINANCE NO. 32337

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 26, 2022

22-1644

ZONING CASES – INDIVIDUAL

Item Z4: Zoning Case Z201-333(OA)

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a commercial amusement (outside) use on property zoned MU-1 Mixed Use District, on the west line of Coit Road, south of McCallum Boulevard

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

Recommendation of CPC: Approval for a two-year period, subject to a site/landscape plan and conditions

The following individual addressed the city council on the item:

James Cagle, Not Provided

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

- For a three-year period.

Motion seconded by Councilmember Schultz and unanimously amended. (Johnson, Thomas, Bazaldua, Ridley absent when vote taken)

Assigned ORDINANCE NO. 32338

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 26, 2022

22-1645

ZONING CASES – INDIVIDUAL

Item Z5: Zoning Case Z212-190(RM)

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 and office, general merchandise, or food store 3,500 square feet or less, and personal service uses on property zoned an R-7.5(A) Single Family District on the northwest line of Garland Road, northeast of Easton Road

Recommendation of Staff: Approval, subject to a development plan, a tree protection plan, and staff's recommended conditions

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

Prior to the item being read into the record, Councilmember Blackmon moved to defer the item to the November 9, 2022 voting agenda meeting of the city council.

Motion seconded by Councilmember Bazaldua and unanimously deferred. (McGough absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 26, 2022

22-1646

ZONING CASES – INDIVIDUAL

Item Z6: Zoning Case Z212-241(RM)

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 502 for a private recreation center, club, or area on property zoned an R-16(A) Single Family District on the south line of Dilbeck Lane, east of Preston Road

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

Recommendation of CPC: Approval, subject to a revised site/landscape plan and revised conditions

The following individuals addressed the city council on the item:

Hannah Wood Rice, 3965 Lively Ln.
Laura A. Pickar, 6120 Dilbeck Ln.
Randy Carter, 13115 Copenhill Rd.
Suzan Kedron, Not Provided

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

- Remove the requirement that outdoor lighting be included on the site/landscape plan;
- Removed the prohibition on outside speakers and amplified sound; and
- The ordinance is subject to a revised site/landscape plan.

and pass the ordinance.

Motion seconded by Councilmember Atkins and unanimously amended. (Johnson, Thomas, Bazaldua, Ridley absent when vote taken)

Assigned ORDINANCE NO. 32339

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 26, 2022

22-1647

Item PH1: A public hearing to receive comments and to approve ~~an ordinance~~ [a resolution](#) granting a request to consider the Ceremonial Street Name request for “Rosa Lopez” as a street topper on Winnetka Avenue between Canada Drive and Shaw Street, Shaw Street between Winnetka Avenue and Obenchain Street, Vecinos Boulevard between Winnetka Avenue and Shaw Street, and El Triunfo Street between Winnetka Avenue and Shaw Street - NC212-006(CM) - Financing: [This action has no cost consideration to the City](#) (see Fiscal Information for potential future costs)

Corrected

The following individuals addressed the city council on the item:

Debbie Solis, 2322 Kenesaw Dr.
Mary Paras, 2703 Kingston St.
Shellie Ross, 2536 Wentworth Ave., representing Wesley Rankin Community Center
Mary Velez, 3631 Cedarhurst St.
Jesie Tafalla, 4603 Ashbrook Ln.
Yoland Alameda, 1607 S. Tyler St.

Deputy Mayor Pro Tem Narvaez moved to close the public hearing and defer the item to the November 9, 2022 voting agenda meeting of the city council.

Motion seconded by Councilmember West and unanimously deferred. (Johnson, Thomas, Bazaldua, Ridley absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 26, 2022

22-1648

Item PH2: A public hearing to receive comments regarding consideration of amending Chapter 51A of the Dallas Development Code, with consideration given to amending Article X - the Landscape and Tree Conservation Regulations, Sections 51A-10.101, 10.103, 10.135, and 10.140 to allow for a comprehensive response to the impact of the emerald ash borer (EAB) on the City's population of trees and an ordinance granting the amendments

Recommendation of Staff: Approval

Recommendation of CPC: Approval

No one addressed the city council on the item.

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

Motion seconded by Councilmember West and unanimously adopted. (Johnson, Thomas, Bazaldua, Mendelsohn, Ridley absent when vote taken)

Assigned ORDINANCE NO. 32340

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 26, 2022

22-1649

Item PH3: A public hearing to receive comments regarding The West Oak Cliff Area Plan on property generally bounded by West Davis Street, Hampton Road, West 12th Street, Tyler Street, Vernon Avenue, Illinois Avenue on the south, Cockrell Hill Road, and Gilpin Road on the west; and, at the close of the public hearing an ordinance adopting The West Oak Cliff Area Plan - Financing: No cost consideration to the City

The following individuals addressed the city council on the item:

Carina Arellano, 1129 Burns Ave.
Christine Hopkins, 1118 Elmwood Ave.
Yolanda Alameda, 1607 S. Tyler St.
Whitney Marsh, 1610 Cascade Ave.
Paul Carden, 2007 Harlandale Ave.
Catherine Rosas, 524 S. Brighton Ave.
David Dockery, 1110 S. Polk St.
Jonathan Guadian, 202 S. Willomet Ave.
Mary Paras, 2703 Kingston St.
Kayla Miles, 400 Winnetka Ave.
Matthew Glen, 1115 S. Polk St.
Albert Mata, 105 S. Bishop Ave.
Victoria Leiato, 938 W. Page Ave.
Gerado Figueroa, 2220 W. Clarendon Dr.
Teresita Delgado, 2434 Searcy St.
Anthony Lazon, 939 Sunset Dr.
Enrique MacGregor, 845 N. Oak Cliff Blvd.

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

Motion seconded by Councilmember Blackmon.

During discussion, Councilmember West requested a record vote.

After discussion, Presiding Officer West called a record vote on Councilmember West's motion:

Voting Yes: [10] Arnold, Narvaez, West, Moreno,
Resendez, Atkins, Blackmon, McGough,
Schultz, Willis

Voting No: [0]

Absent When Vote Taken: [5] Johnson, Thomas, Bazaldua, Mendelsohn,
Ridley

The city secretary declared the item adopted.

Assigned ORDINANCE NO. 32341

OFFICE OF THE CITY SECRETARY

CITY OF DALLAS, TEXAS

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, OCTOBER 26, 2022

EXHIBIT C