

# **City of Dallas**

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



## **ANNOTATED COUNCIL AGENDA**

**November 9, 2022**

**9:24 A.M. – 3:07 P.M.**

**[22-1660; HELD]**

Invocation and Pledge of Allegiance

Agenda Item/Open Microphone Speakers  
[22-1661]

### **VOTING AGENDA**

1. [22-2481](#) Approval of Minutes of the October 26, 2022 City Council Meeting  
[22-1662; APPROVED]

### **CONSENT AGENDA**

[22-1663; APPROVED]

### **Budget and Management Services**

2. [22-2125](#) Authorize (1) preliminary adoption of the City's Proposed 2022 Community Development Block Grant Disaster Recovery (CDBG-DR) Budget and draft Action Plan to accept Community Development Block Grant Disaster Recovery in the amount of \$24,433,000; and (2) a public hearing to be held on December 14, 2022, to receive comments on the proposed use of funds - Financing: No cost consideration to the City  
[22-1664; APPROVED]

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

3. [22-2526](#) Authorize settlement of the lawsuit styled Kimberly J. Hawkins v. The City of Dallas, Cause No. DC-21-14360 - Not to exceed \$175,000.00 - Financing: Liability Reserve Fund  
[22-1665; APPROVED]
4. [22-2527](#) Authorize settlement of the lawsuit styled Liza Jessie v. City of Dallas, Cause No. CC-22-02968-E - Not to exceed \$50,000.00 - Financing: Liability Reserve Fund  
[22-1666; APPROVED]

### **Department of Aviation**

5. [22-1990](#) Authorize a construction services contract to provide construction services for the Elevator Upgrades Phase II Project at the Dallas Airport System with K & M Elevator, LLC, lowest responsible bidder of five - Not to exceed \$1,215,000.00 - Financing: Aviation Fund  
[22-1667; APPROVED]

### **Department of Housing & Neighborhood Revitalization**

6. [22-2454](#) A resolution to authorize (1) the Dallas Housing Finance Corporation (DHFC or Corporation) to issue Qualified Mortgage Revenue Bonds (Bonds) for the purpose of obtaining funds to finance home mortgage loans for persons of low and moderate income; and (2) the assignment of the Bonds to be administered by the Texas Department of Housing & Community Affairs through the Texas Homebuyer Program in the amount of \$25,000,000.00 - Financing: No cost consideration to the City  
[22-1668; APPROVED]

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

7. [22-2442](#) Authorize the Dallas Housing Finance Corporation to issue tax -exempt essential function bonds to finance, acquire, and own The Dylan, a multifamily development located at 4533 Cedar Springs Road - Estimated Revenue Foregone: General Fund \$3,775,412.13 (see Fiscal Information)  
**[22-1669; APPROVED AS AN INDIVIDUAL ITEM]**
8. [22-2504](#) Authorize (1) an amendment to the American Rescue Plan Act Neighborhood Revitalization Program ("Program" or "ARPA NRP Program") to (a) expand eligible applicants to households throughout the City of Dallas disproportionately impacted by the COVID-19 pandemic that currently receive certain federal benefits; (b) add sidewalk improvements as eligible infrastructure improvements in Qualified Census Tracts; (c) add eligible area maps; and (d) allow the Program to receive additional ARPA allocations from two sources: Councilmember discretionary ARPA funding and funding from various departments and various units, in a total amount not to exceed \$10,000,000.00, to Fund FC18, through December 2023, to be used for home repair activities and infrastructure improvements in expanded eligible areas; (2) the retention of two positions to assist in the administration of the Program; and (3) execution of all documents and agreements necessary to implement the Program, including but not limited to agreements with homeowners, subrecipients, contractors, and/or administration agreement(s) for the Program - [Total not to exceed \\$21,250,000.00](#) - Financing: American Rescue Plan Act (ARPA) Coronavirus State and Local Fiscal Recovery Fund (CSLFRF) ([see Fiscal Information](#)) ~~(a) \$11,250,000.00 initial allocation for home repair in three neighborhoods Joppee/Joppa, Five Mile, and Tenth Street Historic District; and (b) two additional sources, in a total amount not to exceed \$10,000,000.00 allocated through December 2023 Each funding source corresponds to a specific service area, as can be seen in attached map exhibits~~  
**[22-1670; CORRECTED; APPROVED]**

**Department of Human Resources**

9. [22-2480](#) An ordinance amending Chapter 34, "Personnel Rules," of the Dallas City Code by amending Sections 34-9 and 34-25 by (1) allowing holiday pay for City temporary employees; (2) providing a saving clause; (3) providing a severability clause; and (4) effective immediately upon council approval - Estimated Annual Cost \$575,808.95 - Financing: Operating Funds (See Fiscal Information)  
**[22-1671; APPROVED AS AN INDIVIDUAL; ORDINANCE 32342]**

**Department of Public Works**

10. [22-2070](#) An ordinance granting a revocable license to Federales Deep Ellum, LLC, for the use of approximately two square feet of aerial space to install, occupy and maintain an illuminated premise blade sign over a portion of Commerce Street right-of-way located near its intersection with Malcolm X Boulevard - Revenue: General Fund \$1,000.00 annually, plus the \$20.00 ordinance publication fee  
**[22-1672; APPROVED; ORDINANCE 32343]**

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

11. [22-2032](#) Authorize the ratification of a resolution for the construction services contract for emergency bridge repairs on State Highway 356 Bridge, TxDOT Bridge No. 18-057-0092-07-165 with Gibson & Associates, Inc., lowest responsible bidder of two - Not to exceed \$334,250.00 - Financing: Street and Alley Improvement Fund  
**[22-1673; APPROVED]**
12. [22-2069](#) Authorize the ratification of a resolution for the construction services contract for an emergency contract to repair the pavement and its supporting sloped embankment of the 1300 block of North Cockrell Hill Road - Camino Construction, L.P., lowest responsible bidder of six - Not to exceed \$1,211,088.00 - Financing: Street and Alley Improvement Fund (\$605,544.00) and Wastewater Capital Improvement G Fund (\$605,544.00)  
**[22-1674; APPROVED]**
13. [22-2021](#) Authorize a construction services contract for the construction of Package B for Street Reconstruction Group 17-10004 and Alley Reconstruction Group 17-10001 (list attached to the Agenda Information Sheet) - Jeske Construction Co., lowest responsible bidder of two - Not to exceed \$1,836,990.00 - Financing: Street and Transportation (A) Fund (2017 General Obligation Bond Funds) (\$1,604,655.00), Water Capital Improvement (F) Fund (\$80,370.00), Water Construction Fund (\$3,180.00), Wastewater Capital Improvement (G) Fund (\$145,145.00), and Wastewater Construction Fund (\$3,640.00)  
**[22-1675; APPROVED]**

**Office of Bond and Construction Management**

14. [22-2374](#) Authorize **(1)** an increase in appropriations in an amount not to exceed \$5,000,000.00 in the Building Inspection Fund; and **(2)** two-year construction services contracts, with two one-year renewal options, for job order contracting services at City facilities with METCO Engineering, Inc., Big Sky Construction CO., Inc., Brown & Root Industrial Services, LLC, Gilbert May, Inc. dba Phillips/May Corporation, RS Commercial Construction, LLC, and Nouveau Technology Services, L.P., most advantageous proposers of eleven - Not to exceed \$10,000,000.00 - Financing: Facilities (H) Fund (2017 General Obligation Bond Fund) (\$3,000,000.00), Homeless Assistance (J) Fund (2017 General Obligation Bond Fund) (\$2,000,000.00), and Building Inspection Fund (\$5,000,000.00) (subject to annual appropriations)  
**[22-1676; APPROVED]**

**Office of Community Care**

15. [22-2346](#) A resolution authorizing approval of an Interlocal Agreement between the City of Dallas and Dallas County, approved as to form by the City Attorney, for Parkland Health & Hospital System to implement a universal Newborn Nurse Home Visit Program as seen in **Exhibit A**, with matching funds to be provided by Dallas County - Not to exceed \$2,000,000.00 - Financing: Coronavirus State and Local Fiscal Recovery Fund  
**[22-1677; APPROVED]**

**CONSENT AGENDA** (continued)**Office of Community Care** (continued)

16. [22-2510](#) Authorize a one-year service contract, with two one-year renewal options, to administer the Senior Services Ombudsman Program by providing nursing home ombudsman services, which includes: receiving, investigating and resolving complaints and assisting in obtaining goods or services for seniors residing in nursing homes and assisted living facilities within the city of Dallas for the period November 9, 2022 through November 8, 2023 - Senior Citizens of Greater Dallas, Inc., sole source - Not to exceed \$150,868.00 - Financing: General Fund (subject to annual appropriations)  
**[22-1678; APPROVED AS AN INDIVIDUAL ITEM]**

**Office of Integrated Public Safety Solutions**

17. [22-2524](#) An ordinance amending Chapter 27, "Minimum Property Standards," of the Dallas City Code by :**(1)** providing a definition for "unsafe property"; **(2)** providing unsafe properties to be a public safety nuisance subject to abatement; **(3)** providing that unsafe properties must implement Crime Prevention Through Environmental Design principles; **(4)** providing a penalty not to exceed \$2,000.00; **(5)** providing a saving clause; **(6)** providing a severability clause; and **(7)** providing an effective date - Financing: No cost consideration to the City (see Fiscal Information)  
**[22-1679; APPROVED; ORDINANCE 32344]**

**Office of Procurement Services**

18. [22-2437](#) Authorize a one-year cooperative purchasing agreement for the purchase of visualization engineering services for the Department of Information and Technology Services with IT Cadre, LLC through the Texas Department of Information Resources General Services Administrative cooperative agreement - Not to exceed \$685,972.50 - Financing: 2008A Certificate of Obligation-CIS Fund (subject to annual appropriations)  
**[22-1680; APPROVED]**
19. [22-2083](#) Authorize a three-year cooperative purchasing agreement for an online training management system and subscription services for the Fire-Rescue Department with Lexipol, LLC through the Sourcewell cooperative agreement - Not to exceed \$383,099.25 - Financing: General Fund (subject to annual appropriations)  
**[22-1681; APPROVED]**
20. [22-2246](#) Authorize a three-year cooperative purchasing agreement for continued use of the existing software to facilitate the new hire and performance management process for the Department of Information and Technology Services with SHI Government Solutions, Inc. through the Local Government Purchasing Cooperative (Buyboard) agreement - Not to exceed \$1,324,163 - Financing: Data Services Fund (subject to annual appropriations)  
**[22-1682; APPROVED]**

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

21. [22-2247](#) ~~Authorize a four-year cooperative purchasing agreement for the acquisition and service maintenance and support of a data access governance solution for the Department of Information and Technology Services with SHI Government Solutions through the Local Government Purchasing Cooperative (Buyboard) agreement. Not to exceed \$491,689.00. Financing: 2021 Homeland Security-Urban Security Initiative 21-23 (subject to annual appropriations)~~  
**[22-1683; DELETED]**
22. [22-2435](#) Authorize a five-year cooperative purchasing agreement for the purchase of software and hardware that provides a situational awareness and integration platform for City and privately owned surveillance camera systems for the Police Department managed by the Department of Information and Technology Services with ICU Technologies, Inc. through the General Services Administration cooperative agreement - Not to exceed \$478,589.10 - Financing: General Fund (\$191,435.64), Homeland Security-Urban Area Security Initiative 2022 Grant Funds (\$95,717.82), and UASI 2022 Fusion Project Fund (\$191,435.64) (subject to annual appropriations)  
**[22-1684; APPROVED]**
23. [22-2550](#) Authorize a two-year master agreement for the purchase of feminine hygiene products for the Period Access Dallas Program for the Office of Community Care - Happy Period, lowest responsible bidder of eight - Estimated amount of \$216,500 - Financing: Equity Fund  
**[22-1685; APPROVED AS AN INDIVIDUAL ITEM]**
24. [22-2428](#) ~~Authorize a three-year professional service contract, with two one-year renewal options, for sales tax compliance review and recovery services for the Office of the City Auditor Avenue Insights and Analytics, LLC, most advantageous proposer of five. Estimated Annual Net Revenue: \$735,000 \$4,320,000 (see Fiscal Information)~~  
**[22-1686; DELETED]**
25. [22-2436](#) Authorize a three-year service contract for the acquisition, maintenance, and support of a cloud based digital learning platform for the Water Utilities Department - ANCILE Solutions, Inc., sole source - Not to exceed \$135,330.37 - Financing: Dallas Water Utilities Fund (subject to annual appropriations)  
**[22-1687; APPROVED]**
26. [22-2432](#) Authorize a three-year service contract, with one two-year renewal option, for retiree concierge services for the Department of Human Resources - Health Advocate Solutions, Inc., most advantageous proposer of four - Not to exceed \$631,688.40 - Financing: Employee Benefits Fund (subject to annual appropriations)  
**[22-1688; APPROVED]**

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

27. [22-2543](#) Authorize a five-year service contract to establish a master agreement for an electronic payment processing service for the Water Utilities Department with Paymentus Corporation through an interlocal agreement with the City of Odessa - See attached Fee Schedule, Schedule A - Estimated expenditure: \$15,000,000 - Financing: Dallas Water Utilities Fund (subject to annual appropriations)  
**[22-1689; APPROVED]**
28. [22-2431](#) Authorize Supplemental Agreement No. 2 to exercise the second of two, one-year renewal options to the service contract with Innovative Interfaces Incorporated for licenses, maintenance, hosting, and support of an integrated library system - Not to exceed \$304,732.67 - Financing: General Fund (subject to annual appropriations)  
**[22-1690; APPROVED]**
29. [22-2433](#) Authorize Supplemental Agreement No. 54 to the existing agreement for the purchase of voice and data network services, network management, monitoring, maintenance, information technology security, and related services for the Department of Information and Technology Services with AT&T Corp. through the Texas Department of Information Resources Cooperative Agreement - Not to exceed \$30,194,297.30 - Financing: Data Services Fund (\$28,111,152.66) and Information Technology Equipment Fund (\$2,083,144.64) [\(subject to annual appropriations\)](#)  
**[22-1691; CORRECTED; APPROVED]**

**Park & Recreation Department**

30. [22-2449](#) Authorize a public hearing to be held on December 14, 2022, pursuant to Chapter 26 of the Texas Parks and Wildlife Code, to receive comments on the proposed use of a portion of Forest Cliff Park, totaling approximately 50 square feet of land, located at 5100 Duncanville Road by the Office of Emergency Management, to provide warning siren system coverage for the benefit of the public - Financing: No cost consideration to the City  
**[22-1692; APPROVED]**
31. [22-2475](#) Authorize an increase in the construction services contract with RoeschCo Construction, Inc. for additional work on the Trinity Strand Trail Phase 2, located between Inwood Road Dallas Area Rapid Transit Station to Turtle Creek Boulevard - Not to exceed \$851,117.52, ~~increasing the contract amount~~ from \$5,521,648.56 to \$6,372,766.08 - Financing: Street and Transportation Improvement Funds (2012 General Obligation Bond Fund)  
**[22-1693; CORRECTED; APPROVED]**

**CONSENT AGENDA** (continued)**Police Department**

32. [22-2326](#) Authorize **(1)** the application for and acceptance of the Selective Traffic Enforcement Program (STEP) - Impaired Driving Mobilization, Overtime Enforcement Grant (Grant No. 2023-Dallas-IDM-00005, CFDA No. 20.616) from the National Highway Traffic Safety Administration passed through the Texas Department of Transportation (TxDOT) in the amount of \$49,989.60 for a statewide Driving While Intoxicated Enforcement campaign to operate during various holiday periods for the period December 13, 2022 through September 30, 2023; **(2)** the establishment of appropriations in the amount of \$49,989.60 in the TxDOT-STEP - Impaired Driving Mobilization Grant FY23 Fund; **(3)** the receipt and deposit of grant funds in the amount of \$49,989.60 in the TxDOT-STEP - Impaired Driving Mobilization Grant FY23 Fund; **(4)** a local cash match in the amount of \$20,239.52; and **(5)** execution of the grant agreement and all terms, conditions, and documents required by the grant agreement - Total amount \$70,229.12 - Financing: Texas Department of Transportation Grant Funds (\$49,989.60) and General Fund (\$20,239.52)  
**[22-1694; APPROVED]**

**Small Business Center Department**

33. [22-2518](#) Authorize a Conditional Chapter 380 Economic Development Loan Agreement, approved as to form by the City Attorney, with DFW Dawg Life, LLC in the amount of \$100,000.00 sourced with the South Dallas/Fair Park Opportunity Fund for ~~capital improvements and construction~~ costs related to the renovation/expansion for leased space located at 2721 Logan Street, Dallas, Texas [75215](#) - Not to exceed \$100,000.00 - Financing: South Dallas/Fair Park Opportunity Fund  
**[22-1695; CORRECTED; APPROVED]**
34. [22-2523](#) Authorize approval of a Program Statement supporting American Rescue Plan Act/Coronavirus State and Local Fiscal Recovery Funds (CSLFRF) funding for the Small Business Assistance Program and the Non-Profit Assistance Program with the intent of providing financial support in the form of a grant for operational expenses, including, but not limited to expenses such as rent, utilities, staff salaries and benefits, product loss, and cleaning supplies incurred between March 3, 2021 and September 30, 2024, and resulting from COVID-19 and/or in response to needs caused by COVID-19. Financing: No cost consideration to the City  
**[22-1696; APPROVED]**

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

35. [22-1991](#) Authorize a professional services contract with Black & Veatch Corporation to provide engineering and consulting services for the City of Dallas Wastewater Facilities and Operations Strategic Plan - Not to exceed \$3,498,000.00 - Financing: Wastewater Construction Fund  
**[22-1697; APPROVED]**
36. [22-2373](#) Authorize a professional services contract with HDR Engineering, Inc. to prepare the City's Long Range Water Supply Plan Study to the Year 2080 and beyond - Not to exceed \$2,275,563.00 - Financing: Water Construction Fund  
**[22-1698; APPROVED]**
37. [22-2104](#) Authorize a construction services contract for the installation and rehabilitation of water and wastewater mains, the replacement of water transmission valves, and the extension of water and wastewater mains to unserved areas at 45 locations (list attached to the Agenda Information Sheet) - SYB Construction Company, Inc., lowest responsible bidder of four - Not to exceed \$21,003,141.50 - Financing: Water (Drinking Water) - TWDB 2021 Fund (\$8,774,764.62), Water (Drinking Water) - TWDB 2022 Fund (\$4,844,808.38), Wastewater (Clean Water) - 2022 TWDB Fund (\$4,382,226.00), and Coronavirus State and Local Fiscal Recovery Fund (\$3,001,342.50)  
**[22-1699; APPROVED]**
38. [22-1863](#) Authorize Supplemental Agreement No. 1 to the professional services contract with Gresham Smith to provide additional engineering services for the Lower East Bank Interceptor - Not to exceed \$347,510.00, from \$2,180,474.50 to \$2,527,984.50 - Financing: Wastewater Capital Improvement F Fund  
**[22-1700; APPROVED]**

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

39. [22-2482](#) 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)  
**[22-1701; INDIVIDUAL APPOINTMENTS MADE TO BOARDS AND COMMISSIONS]**

**ITEMS FOR FURTHER CONSIDERATION****Department of Housing & Neighborhood Revitalization**

40. [22-2594](#) 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) (This item was deferred on October 26, 2022)  
**[22-1702; APPROVED AS AMENDED]**

**ADDITIONS:****OTHER ITEMS FOR INDIVIDUAL CONSIDERATION****Office of Community Care**

41. [22-2621](#) Authorize the **(1)** application for and acceptance of additional grant funds from the U.S. Department of the Treasury for the Consolidated Appropriations Act of 2021 Coronavirus Response and Relief Funds for the Emergency Rental Assistance Program (CFDA No. 21.023) the amount of \$116,817.39; **(2)** establishment of appropriations in an amount not to exceed \$116,817.39 in the Emergency Rental Assistance Program Fund; **(3)** receipt and deposit of funds in an amount not to exceed \$116,817.39 in the Emergency Rental Assistance Program Fund; **(4)** disbursement of funds in an amount not to exceed \$116,817.39 from the Emergency Rental Assistance Program Fund; and **(5)** execution of any documents necessary to accept and/or spend the funds - Total not to exceed \$116,817.39, increasing the appropriations from \$41,532,662.69 to \$41,649,480.08 - Financing: U.S. Department of the Treasury Emergency Rental Assistance Program Grant Funds  
**[22-1703; APPROVED]**
42. [22-2623](#) Authorization of **(1)** an ordinance **(a)** repealing Ordinance No. 31521; **(b)** providing a saving clause; and **(c)** providing an effective date **(Attachment A)**; and **(2)** a temporary ordinance **(a)** providing for a notice of proposed eviction by residential landlords before a notice to vacate a residential tenancy; **(b)** creating an offense; **(c)** providing a penalty not to exceed \$500.00; **(d)** providing a savings clause; **(e)** providing a severability clause; and **(f)** providing an effective date **(Attachment B)** - Financing: No cost consideration to the City  
**[22-1704; APPROVED; ORDINANCE NOS. 32345 AND 32346]**

**ADDITIONS:** (continued)**OTHER ITEMS FOR INDIVIDUAL CONSIDERATION** (continued)**Office of Emergency Management**

43. [22-2668](#) Authorize the **(1)** acceptance of federal reimbursements from the Federal Emergency Management Agency (FEMA) (Public Assistance Grant, 4485, Texas Covid-19 Pandemic, CFDA No. 97.036) in an amount of \$14,800,000.00; **(2)** establishment of appropriations in an amount not to exceed \$14,800,000.00 in the FEMA Disaster Grant Fund; **(3)** receipt and deposit of funds in an amount not to exceed \$14,800,000.00 in the FEMA Disaster Grant Fund; and **(4)** execute the grant agreement and all terms, conditions, and documents required by the grant agreement - Not to exceed \$14,800,000.00 Financing: Federal Emergency Management Agency Grant Funds  
**[22-1705; APPROVED]**

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

- Z1. [22-2497](#) A public hearing to receive comments regarding an application for and an ordinance granting **(1)** an amendment to the development standards within Planned Development District No. 741; **(2)** an expansion of Planned Development District No. 741, Subarea A to include an additional 446 acres of land, currently zoned an A(A) Agricultural District with Specific Use Permit No. 3 and Planned Development District No. 942; and **(3)** adjustment of the boundaries of Subareas A, B, and C within Planned Development District No. 741, in an area generally bound by East Belt Line Road to the north, Dallas City Limit to the east, Hackberry Road and Ranch Trail to the south, and South Belt Line road/Dallas City Limit to the west  
Recommendation of Staff: Approval, subject to conditions  
Recommendation of CPC: Approval, subject to conditions  
Z212-134(MP)  
**[22-1706; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 32347]**
- Z2. [22-2498](#) A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 824, on the northwest corner of Lingo Lane and Millmar Drive  
Recommendation of Staff: Approval, subject to a development plan, a revised traffic management plan, and conditions  
Recommendation of CPC: Approval, subject to a development plan, a revised traffic management plan, and conditions  
Z212-193(JA)  
**[22-1707; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 32348]**

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

- Z3. [22-2500](#) A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a bar, lounge or tavern use and an inside commercial amusement use limited to a live music venue on property within the Tract A portion of Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the south line of Elm Street, west of North Crowds Street  
Recommendation of Staff: Approval for a three-year period, subject to conditions  
Recommendation of CPC: Approval for a three-year period, subject to conditions  
Z212-255(JM)  
**[22-1708; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 32349]**
- Z4. [22-2544](#) A public hearing to receive comments regarding an application for and an ordinance granting a Historic Overlay for the Jackson Residence (10260 Strait Lane), on property zoned a R-1ac(A) Single Family District, on the east side of Strait Lane, north of Walnut Hill Lane  
Recommendation of Staff: Approval, subject to preservation criteria  
Recommendation of CPC: Approval, subject to preservation criteria, and with [Designation] Committee edits to nomination and preservation criteria  
Z212-256(LVO)  
**[22-1709; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 32350]**
- Z5. [22-2501](#) 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. 1505 for a private school on property zoned Planned Development District 173, Tract F, on the north line of Frankford Road, northeast of the intersection of Frankford Road and Hillcrest Road  
Recommendation of Staff: Approval for five-year period with eligibility for automatic renewals for additional 10-year periods, subject to a site plan, a landscape plan, a traffic management plan, and conditions  
Recommendation of CPC: Approval for five-year period with eligibility for automatic renewals for additional 10-year periods, subject to a site plan, a landscape plan, a traffic management plan, and conditions  
Z212-262(MP)  
**[22-1710; HEARING CLOSED; APPROVED AS AMENDED; ORDINANCE 32351]**

**ZONING CASES - UNDER ADVISEMENT – INDIVIDUAL**

- Z6. [22-2584](#) 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  
Z212-190(RM)  
Note: This item was deferred by the City Council before opening the public hearing on October 26, 2022 and is scheduled for consideration on November 9, 2022.  
**[22-1711; HEARING CLOSED; APPROVED AS AMENDED; ORDINANCE 32352]**

**STREET NAME CHANGE - UNDER ADVISEMENT****Development Services**

- PH1. [22-2595](#) A public hearing to receive comments and to approve 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) (This item was deferred on October 26, 2022)  
**[22-1712; HEARING CLOSED; APPROVED]**

**THOROUGHFARE PLAN AMENDMENTS****Department of Transportation**

- PH2. [22-2440](#) A public hearing to receive comments to amend the City of Dallas Central Business District Streets and Vehicular Circulation Plan to change the right-of-way and pavement width on Park Avenue between Young Street and Marilla Street from 50 feet of right-of-way and 25 feet of pavement to 48 feet of right-of-way and 26 feet of pavement; and, at the close of the hearing, authorize an ordinance implementing the change - Financing: No cost consideration to the City  
**[22-1713; HEARING CLOSED; APPROVED; ORDINANCE 32353]**

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

- PH3. [22-2441](#) A public hearing to receive comments regarding an application by LDG The Crossing at Clear Creek, LP, or its affiliates (Applicant) to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Low Income Housing Tax Credits for The Crossing at Clear Creek located at the Northeast Corner of Highway 175 and Woody Road, Dallas, TX 75253 (the "Development"); and, at the close of the public hearing adopt a Resolution of No Objection for Applicant, related to its application to TDHCA for the development of The Crossing at Clear Creek and in accordance with 10 TAC §11.3(d) (the "Administrative Code"), specifically allow the construction of the development, as required by the Administrative Code, because the Development is within one linear mile or less of Meadowbrook (a 4% housing tax credit development located at 910 South Beltline Road), and is therefore subject to the One Mile Three Year Rule - Financing: No cost consideration to the City  
**[22-1714; HEARING CLOSED; APPROVED]**
- PH4. [22-2458](#) A public hearing to receive comments regarding an application by LDG The Terrace at Highland Hills, LP, or its affiliates (Applicant) to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Low Income Housing Tax Credits for The Terrace at Highland Hills located at 3100 Persimmon Road, Dallas, Texas 75241; and at the close of the public hearing **(1)** adopt a Resolution of No Objection for Applicant, related to its application to TDHCA for the development of The Terrace at Highland Hills, a multifamily development (Development), and **(2)** in accordance with 10 TAC § 11.3(d) (Administrative Code) and the Qualified Allocation Plan (QAP), specifically allow the construction of the Development, as required by the Administrative Code, because the Development is within one linear mile or less of the The Ridge at Lancaster and Palladium Simpson Stuart (recent 4% housing tax credit projects located at 5703 South Lancaster Road and 3380 Simpson Stuart Road, respectively), and is therefore subject to the One Mile Three Year Rule; **(3)** pursuant to 10 TAC §11.3(e) and §11.4(c)(1) and the QAP, specifically acknowledge that the Development is located in a census tract that has more than 20% Housing Tax Credit Units per total households and the proposed Development is consistent with the City's obligation to affirmatively further fair housing; and **(4)** pursuant to 10 TAC §11.101(a)(3) and the QAP, specifically acknowledge that the proposed Development is located in a census tract that has a poverty rate above 40% for individuals - Financing: No cost consideration to the City  
**[22-1715; HEARING CLOSED; APPROVED]**
- PH5. [22-2451](#) A public hearing to receive comments regarding an application by Rock Island Riverfront, LP, or its affiliates (Applicant) to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Low Income Housing Tax Credits for Rock Island Riverfront located at 1027 South Riverfront Boulevard Dallas, Texas 75207; and, at the close of the public hearing adopt a Resolution of No Objection for Applicant, related to its application to TDHCA for the development of Rock Island Riverfront - Financing: No cost consideration to the City  
**[22-1716; HEARING CLOSED; APPROVED]**

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

- PH6. [22-2443](#) A public hearing to receive comments regarding an application by TX Ferguson 2022, LTD, or its affiliates (Applicant) to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Low Income Housing Tax Credits for the Estates at Ferguson located at 9220 Ferguson Road, Dallas, Texas 75228 (the "Development"); and, at the close of the public hearing adopt a Resolution of No Objection for Applicant, related to its application to TDHCA for the development of the Estates at Ferguson - Financing: No cost consideration to the City  
**[22-1717; HEARING CLOSED; APPROVED]**

**Office of Economic Development**

- PH7. [22-2519](#) A public hearing to receive comments regarding adoption of a Community Development Program for the period January 1, 2023 through January 1, 2025 - Financing: No cost consideration to the City  
**[22-1718; HEARING CLOSED; APPROVED]**

**MISCELLANEOUS HEARINGS****Office of Economic Development**PH8. [22-2525](#)

A public hearing 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/Jefferson Sub-District by approximately 96 acres in an area generally along Jefferson Boulevard from Storey Street to 6<sup>th</sup> 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 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%; **(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% to 50% during the extended term; **(8)** increase the total budget for the TIF District from \$28,621,027 net present value (approximately \$76,665,998 in total dollars) to \$99,381,853 net present value (approximately \$352,993,541 in total dollars); **(9)** increase the budget capacity of the Oak Cliff Gateway Sub-District and the Bishop/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

**[22-1719; HEARING CLOSED; ORDINANCE 32354]**