

# **City of Dallas**

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



## **ANNOTATED COUNCIL AGENDA**

**October 25, 2023**

**9:26 A.M. – 4:07 P.M.**

**[23-1440; HELD]**

Invocation and Pledge of Allegiance

Agenda Item/Open Microphone Speakers  
[23-1441]

### **VOTING AGENDA**

1. [23-2550](#) Approval of Minutes of the October 11, 2023 City Council Meeting  
[23-1442; APPROVED]

### **CONSENT AGENDA** [23-1443; APPROVED]

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

2. [23-2625](#) Authorize settlement of the lawsuit styled Yohannes Seyoum v. City of Dallas, Cause No. CC-22-04522-D - Not to exceed \$80,000.00 - Financing: Liability Reserve Fund  
[23-1444; APPROVED]
3. [23-2443](#) Authorize Supplemental Agreement No. 2 to the professional services contract with Brown & Hofmeister, L.L.P., to provide additional legal counsel, advice, and representation to the City of Dallas and former Dallas Police Chief Ulysha Reneé Hall in connection with the lawsuit styled Ray Jordan II et al. v. City of Dallas et al., No. 3:22-CV-1173-M - Not to exceed \$75,000.00, from \$100,000.00 to \$175,000.00 - Financing: Liability Reserve Fund  
[23-1445; APPROVED]

#### **City Controller's Office**

4. [23-2623](#) A resolution authorizing the preparation and the payment of future costs and expenses for the issuances of Equipment Acquisition Contractual Obligations, Series 2023B in an amount not to exceed \$76,270,000; - Financing: This action has no cost consideration to the City (see Fiscal Information for potential future costs)  
[23-1446; APPROVED]
5. [23-2622](#) An ordinance authorizing the issuance and sale of City of Dallas, Texas Waterworks and Sewer System Revenue Bonds, Series 2023C, in the amount of \$34,000,000 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 \$209,000 - Financing: Dallas Water Utilities Fund  
[23-1447; APPROVED; ORDINANCE 32581]
6. [23-2626](#) A resolution authorizing the preparation of plans and the payment of potential future costs and expenses for the issuances of Combination Tax and Revenue Certificates of Obligation, Series 2024A in an amount not to exceed \$239,500,000 - Financing: This action has no cost consideration to the City (see Fiscal Information for potential future costs)  
[23-1448; APPROVED]

## **CONSENT AGENDA**

### **City Controller's Office**

7. [23-2627](#) A resolution of the City Council of the City of Dallas, Texas **(1)** authorizing the publication of Notice of Intention to Issue Certificates of Obligation; **(2)** approving the preparation of a preliminary official statement and a Notice of Sale; and **(3)** providing for the effective date thereof - Financing: No cost consideration to the City  
**[23-1449; APPROVED]**

### **Department of Code Compliance**

8. [23-2433](#) An ordinance amending Chapter 7A, "Anti-Litter Regulations," of the Dallas City Code by adding Section 7A-4.1; **(1)** providing an application process for unattended drop box permits; **(2)** providing regulations for unattended drop boxes; **(3)** providing a penalty not to exceed \$2,000.00; **(4)** providing a saving clause; **(5)** providing a severability clause; and **(6)** providing an effective date - Estimated Revenue: General Fund \$99,349.00  
**[23-1450; DEFERRED TO DECEMBER 13, 2023 BY COUNCILMEMBER BAZALDUA]**

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

9. [23-2612](#) Authorize **(1)** the approval of the City Council of the City of Dallas, to act as the applicable elected representative, as defined by Section 147(f)(2) (E) of the Internal Revenue Code of 1986, as amended (Code), of the issuance of multifamily residential mortgage revenue bonds (Bonds) issued by the City of Dallas Housing Finance Corporation (DHFC or Issuer) in one or more series of tax-exempt bonds in an amount not to exceed \$25,000,000.00; proceeds of the Bonds will be loaned to TX Ferguson 2022, LTD to finance a portion of the cost of the renovation of units for an affordable multifamily complex to be known as Estates at Ferguson and located at 9220 Ferguson Road, Dallas, Texas (Development); and **(2)** the approval of the application of the Texas Housing Finance Corporations Act, Chapter 394, Local Government Code (Act), to the property on which the Development will be constructed and the use of proceeds of the bonds issued by the DHFC pursuant to the Act to finance and construct the Development; a public hearing with respect to the Bonds and the Development was held on September 14, 2023, after reasonable public notice was published in a newspaper of general circulation in the City of Dallas all in compliance with Section 147(f) of the Code - Financing: No cost consideration to the City  
**[23-1451; APPROVED]**
10. [23-2609](#) Authorize a resolution to authorize **(1)** the Dallas Housing Finance Corporation to issue Qualified Mortgage Revenue 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 an amount not to exceed \$61,000,000.00 - Financing: No cost consideration to the City  
**[23-1452; APPROVED]**

## **CONSENT AGENDA**

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

11. [23-2616](#) Authorize the Dallas Public Facility Corporation to **(1)** acquire, develop, and own Banyan Flats, a mixed-income, multifamily development to be located at 2020 North Beckley Avenue (Project); and **(2)** enter into a seventy-five-year lease agreement with Bishop Arts JV, LLC or its affiliate, for the development of the Project - Estimated Revenue Foregone: General Fund ~~\$2,277,286.00~~ ~~155,356.00~~ ~~(15 Years — of Estimated Taxes For 75 years; see Fiscal Information)~~  
**[23-1453; CORRECTED; APPROVED AS AN INDIVIDUAL ITEM]**

### **Department of Public Works**

12. [23-2515](#) Authorize moving expense payments for thirty-nine occupants as a result of an official written offer of just compensation to purchase real property known as 4150 Independence Drive, for the Affordable and Supportive Housing with Opportunities for Referral Based Supportive Services and Facilities Project - Not to exceed \$36,800.00 - Financing: General Fund  
**[23-1454; APPROVED]**
13. [23-2523](#) Authorize an increase in the emergency construction services contract with Camino Construction, L.P. to add funding for the extra work to stabilize the slope next to the pavement at the 1300 block of North Cockrell Hill Road from Davis Street to Pinnacle Point Drive - Not to exceed \$576,128.50, from \$1,225,088.00 to \$1,801,216.50 - Financing: Street and Alley Improvement Fund (subject to annual appropriations)  
**[23-1455; APPROVED]**
14. [23-2571](#) Authorize an increase in the purchase amount from Angel Espinosa and Linda Rodriguez of approximately 4,140 square feet of land improved with a single family dwelling located near the intersection of Dolphin Road and Detonte Street for the Dolphin Road from Spring Avenue to North Haskell Avenue Project - Not to exceed \$19,000.00, increased from \$115,500.00 (\$111,000.00, plus closing costs and title expenses not to exceed \$4,500.00) to \$134,500.00 (\$130,000.00, plus closing costs and title expenses not to exceed \$4,500.00) - Financing: Street and Transportation (A) Fund (2017 General Obligation Bond Fund) (\$3,800.00) and Capital Projects Reimbursement Fund (\$15,200.00)  
**[23-1456; APPROVED]**

### **Development Services**

15. [23-2514](#) A resolution classifying multiple nominated trees as historic trees, in accordance with Section 51A-10.133 of Article X within the Dallas Development Code to include **(1)** the Big Spring bur oak; **(2)** the grove of trees at Dealy Plaza; **(3)** the grove of thirty-five significant post oak trees situated at Pioneer Plaza Park; **(4)** the Cherokee Park Tree found at Dallas Heritage Village; **(5)** the California Crossing Comanche Marker Tree; and **(6)** the Moore Park Big Tree Grove - TH22-0001, HT22-0003, HT-22-0004, HT22-0005, HT22-0006, HT-0008 - Financing: No cost consideration to the City  
**[23-1457; APPROVED]**

## **CONSENT AGENDA**

### **Office of Community Care**

16. [23-2605](#) Authorize the **(1)** acceptance of a grant from Cities for Financial Empowerment Fund (CFE) for Financial Empowerment Cities (FE Cities) in the amount of \$170,000.00 to support a financial empowerment programming division for the period July 1, 2023 through August 31, 2025; **(2)** establishment of appropriations in an amount not to exceed \$170,000.00 in the CFE FE Cities Grant Fund; **(3)** receipt and deposit of funds in an amount not to exceed \$170,000.00 in the CFE FE Cities Grant Fund; and **(4)** execution of the grant agreement and all terms, conditions, and documents required by the agreement - Not to exceed \$170,000.00 - Financing: Cities for Financial Empowerment Grant Funds  
**[23-1458; APPROVED]**

### **Office of Emergency Management**

17. [23-2208](#) A resolution authorizing approval of the program statement for the City Disaster Aid Program, as shown in **Exhibit A**, to provide immediate financial assistance to City of Dallas residents who have been impacted by an emergency that results in their primary residence becoming uninhabitable but cannot be financially assisted by American Red Cross - Financing: No cost consideration to the City  
**[23-1459; APPROVED]**

### **Office of Homeless Solutions**

18. [23-2706](#) ~~Authorize **(1)** rescinding Resolution No. 22-1011, previously approved on June 22, 2022 that authorized the execution of an interlocal agreement with Dallas County (County) to accept funds in an amount not to exceed \$10,000,000.00; **(2)** the acceptance of a \$2,500,000.00 grant from the County's allocated American Rescue Plan Act (ARPA) Coronavirus State and Local Fiscal Recovery Grant Funds; and **(3)** execution of a subrecipient agreement using such funds for the redevelopment of 4150 Independence Drive, Dallas, Texas 75237 (city owned real property) to provide supportive housing and services for households at or below the 30% Area Median Income for the period October 25, 2023 to September 30, 2026 - Not to exceed \$2,500,000.00 - Financing: FY22 Dallas County ARPA Grant Funds~~  
**[23-1460; DELETED]**

### **Office of Procurement Services**

19. [23-2524](#) Authorize a three-year interlocal purchasing agreement for prepaid payroll card services for the City Controller's Office with U.S. Bank National Association through the Housing Authority of the City of Dallas interlocal agreement - Financing: No cost consideration to the City  
**[23-1461; APPROVED AS AN INDIVIDUAL ITEM]**

## **CONSENT AGENDA**

### **Office of Procurement Services**

20. [23-2595](#) Authorize a four-year service contract for a cost of service/revenue study of fees supporting programs/services provided by General Fund departments - Management Services - MGT of America Consulting, LLC, most advantageous proposer of three - Not to exceed \$182,000 - Financing: General Fund (subject to annual appropriations)  
**[23-1462; APPROVED]**
21. [23-2596](#) Authorize Supplemental Agreement No. 2 to increase the service contract with Sigma Surveillance, Inc. dba STS360 for the purchase and installation of hardware and software for a video surveillance camera system managed by the Department of Information and Technology Services - Not to exceed \$4,081,988.85, from \$16,327,955.38 to \$20,409,944.23 - Financing: General Fund (\$509,400.00), Data Services Fund (\$3,572,588.85) to be reimbursed by December 2023 from the Master Lease Equipment Fund (\$3,237,398.99) (subject to annual appropriations)  
**[23-1463; APPROVED]**

### **Office of the City Auditor**

22. [23-2526](#) Authorize approval of the Office of the City Auditor's 2024 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  
**[23-1464; REMANDED TO THE GOVERNMENT PERFORMANCE AND FINANCIAL MANAGEMENT COUNCIL COMMITTEE BY COUNCILMEMBER WEST]**

### **Park & Recreation Department**

23. [23-2544](#) Authorize **(1)** the acceptance of funds from Dallas Education Foundation in the amount of \$800,000.00 for the purposes of building, restoring and renovating the concession and restroom buildings at Reverchon Park Baseball Field; **(2)** the receipt and deposit of funds in an amount not to exceed \$800,000.00 in the Capital Gifts, Donations, and Development Fund; **(3)** an increase in appropriations in the amount of \$800,000.00 in the Capital Gifts, Donations, and Development Fund; and **(4)** the disbursement of funds in an amount not to exceed \$800,000.00 from the Capital Gifts, Donation, and Development Fund - Not to exceed \$800,000.00 - Financing: Capital Gifts, Donation, and Development Fund  
**[23-1465; APPROVED]**
24. [23-2594](#) Authorize a professional services contract with Huitt-Zollars Inc. for design development, construction documents, environmental services, and construction administration for the extension of the trail within an abandoned railroad right-of-way for the SoPac Trail Improvements Project from Greenville Avenue to Meadow Road to the Northaven Trail - Not to exceed \$360,000.00 - Financing: SOPAC Trail Grant Fund  
**[23-1466; APPROVED]**

**CONSENT AGENDA****Park & Recreation Department**

25. [23-2543](#) Authorize a public hearing to be held on December 13, 2023, pursuant to Chapter 26 of the Texas Parks and Wildlife Code, to receive comments on the proposed use of a portion of Singing Hills Park located at 1919 Crouch Road, totaling approximately 1,089 square feet (0.025 acres) of land, by Dallas Water Utilities for the construction of a 15-inch wastewater line for the public benefit - Estimated Revenue: General Fund \$624.30  
**[23-1467; APPROVED]**
26. [23-2546](#) ~~Authorize two-year construction services contracts, with two one-year renewal options, for job order contracting services at City facilities with Brown & Root Industrial Services, LLC, Phoenix I Restoration and Construction, LLC, METCO Engineering dba METCO, Gilbert May Inc. dba Phillips May Corporation, and York Builders Inc., most advantageous proposers of sixteen - Not to exceed \$15,000,000.00 with renewable options in an amount of \$250,000.00 for each additional year - Financing: Park and Recreation Facilities (General Obligation Bond Funds) (\$9,200,000.00); Multi Year Funds (\$1,050,000.00); Texas Parks and Wildlife Department Coronavirus State and Local Fiscal Recovery Fund Grant Funds (\$2,700,000.00); and General Funds (\$2,050,000.00) (subject to annual appropriations)~~  
**[23-1468; DELETED]**

**Water Utilities Department**

27. [23-2539](#) Authorize **(1)** a settlement of a condemnation proceeding styled CITY OF DALLAS VS. MAINLAND LAND & EQUIPMENT CO., A NEBRASKA CORPORATION, et al., Cause No. CC-21-00536-E, pending in Dallas County Court at Law No. 5, for acquisition from Mainland Land & Equipment Co., of an improved tract of land containing a total of approximately 11.755 acres located Sargent Road near its intersection with Morrell Avenue for the Dallas Floodway Extension Project; and **(2)** an increase in appropriations in an amount not to exceed \$1,190,000.00 in the Trinity River Corridor fund - Not to exceed \$1,190,000.00, increased from \$320,000.00 to \$1,510,000.00 (\$1,500,000.00, plus closing costs not to exceed \$10,000.00) - Financing: Trinity River Corridor Project Fund  
**[23-1469; APPROVED]**
28. [23-2545](#) Authorize a three-year Interlocal Agreement between the University of North Texas at Dallas and Dallas Water Utilities through the Caruth Police Institute at the University of North Texas at Dallas to provide civilian leadership training for all staff in the field of government for the period October 25, 2023 through October 25, 2026 - Not to exceed \$529,000.00 - Financing: Dallas Water Utilities Fund (subject to annual appropriations)  
**[23-1470; APPROVED]**

## **CONSENT AGENDA**

### **Water Utilities Department**

29. [23-2602](#) Authorize the **(1)** acceptance of a grant from the US Department of Agriculture (USDA), Forest Service Region, R8 (Grant No. 23-DG-11083150-602, Federal Assistance Listing No. 10.730), in the amount of \$750,000.00 to perform urban tree inventory and condition assessment **(2)** receipt and deposit of funds in an amount not to exceed \$750,000.00 in the USDA Forest Service Region R8 Fund; **(3)** establishment of appropriations in an amount not to exceed \$ 750,000.00 in the USDA Forest Service Region R8 Fund and; **(4)** execution of the grant agreement with the USDA, Forest Service Region, R8 and all terms, conditions, and documents required by the agreement - Not to exceed \$750,000.00 - Financing: USDA, Forest Service Region, R8 Grant Funds  
**[23-1471; APPROVED]**
30. [23-2494](#) Authorize Supplemental Agreement No. 1 to the professional services contract with Terracon Consultants, Inc. to provide additional work at various sites to complete elevator systems maintenance, roof and heating, ventilation, and air conditioning replacements - Not to exceed \$378,600.00, from \$1,557,880.00 to \$1,936,480.00 - Financing: Water Capital Improvement F Fund (\$164,986.08), Water Capital Improvement G Fund (\$164,986.07), and Storm Drainage Management Capital Construction Fund (\$48,627.85)  
**[23-1472; APPROVED]**

## **ITEMS FOR INDIVIDUAL CONSIDERATION**

### **City Secretary's Office**

31. [23-2629](#) 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)  
**[23-1473; INDIVIDUAL, FULL COUNCIL AND OFFICER APPOINTMENTS MADE TO BOARD AND COMMISSIONS]**

## **ITEMS FOR FURTHER CONSIDERATION**

### **Department of Public Works**

32. [23-2599](#) An ordinance abandoning a portion of a sanitary sewer easement with temporary working space easement to SW White Rock Trail Owner, LLC, the abutting owner, containing approximately 4,457 square feet of land, located near the intersection of White Rock Trail and Crestedge Drive - Revenue: General Fund \$7,800.00, plus the \$20.00 ordinance publication fee (This item was deferred on September 27, 2023)  
**[23-1474; APPROVED; ORDINANCE 32582]**



## ITEMS FOR FURTHER CONSIDERATION

### Department of Public Works

33. [23-2600](#) A resolution authorizing the **(1)** execution of a termination of lease agreement between the City of Dallas and Dallas Firefighter's Museum, Inc. for approximately 6,882 square feet of land and 8,816 square feet of building space, located at 3801 Parry Avenue, to be effective upon the execution of the Agreement between the City and Dallas Firefighter's Museum, Inc; **(2)** transfer of the improved property to Dallas Firefighter's Museum, Inc. subject to restrictive covenants, a right to revert, and execution of all necessary documents, pursuant to Section 253.011 of the Texas Local Government Code; and **(3)** execution of an agreement pursuant to the Texas Local Government Code to ensure that the property is used in a manner that primarily promotes a public purpose of the City - Financing: No cost consideration to the City (This item was deferred on September 27, 2023)  
**[23-1475; DEFERRED UNTIL STAFF CONCLUDES CONVEYANCE NEGOTIATIONS BY COUNCILMEMBER MENDELSON]**

### ADDITIONS:

Closed Session  
**[23-1476; HELD]**

Attorney Briefings (Sec. 551.071 T.O.M.A.)

- Legal issues related to the lawsuit styled Shakur Stewart v. City of Dallas and John Coughlin.

## OTHER ITEMS FOR INDIVIDUAL CONSIDERATION

### Office of Economic Development

34. [23-2774](#) Authorize a public hearing to be held on November 8, 2023 to receive comments on the proposed amendments to the Project Plan and Reinvestment and Reinvestment Zone Financing Plan ("Plan") for Tax Increment Reinvestment Zone Number Fifteen, the Fort Worth Avenue Tax Increment Financing ("TIF") District (the "TIF District") to: **(1)** increase the geographic area of the TIF District by approximately 372 acres, extending west along West Commerce Street and Singleton Boulevard, to west of North Hampton Road, primarily to Manila Road, and incorporating property north of Fort Worth Avenue and south of Remond Drive, east of North Hampton Road; **(2)** maintain 70% City participation in the TIF District through the remaining term of the TIF District; **(3)** redefine and reallocate budget categories; and **(4)** make corresponding modifications to the TIF District's boundary and Plan; and, at the close of the public hearing, consider an ordinance amending Ordinance No. 27129, previously approved on March 26, 2008, as amended, to reflect these amendments - Financing: No cost consideration to the City  
**[23-1477; APPROVED]**

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**PUBLIC HEARINGS AND RELATED ACTIONS****Department of Planning and Urban Design****ZONING CASES – CONSENT****[23-1478; APPROVED]**

- Z1. [23-2606](#) A public hearing to receive comments regarding an application for and an ordinance granting a D(A) Duplex District and a resolution accepting the deed restrictions volunteered by the applicant on a property zoned an R-7.5(A) Single Family District, on the west side of South Prairie Creek Road, north of Fireside Drive  
Recommendation of Staff: Approval  
Recommendation of CPC: Approval, subject to deed restrictions volunteered by the applicant  
Z212-159(JM)  
**[23-1479; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 32583]**
- Z2. [23-2607](#) A public hearing to receive comments regarding an application for (1) an ordinance granting an amendment to Tract IIC within Planned Development District No. 37; and (2) an ordinance granting an amendment to and a renewal of Specific Use Permit No. 2047 for a vehicle auction and storage use on property zoned Planned Development District No. 37, on the east corner of Lakefield Boulevard and Sheila Lane  
Recommendation of Staff: Approval of an amendment to Tract IIC within Planned Development District No. 37, subject to revised conditions; and approval of an amendment to and a renewal of Specific Use Permit No. 2047 for a vehicle auction and storage use for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and revised conditions  
Recommendation of CPC: Approval of an amendment to Tract IIC within Planned Development District No. 37, subject to revised conditions; and approval of an amendment to and a renewal of Specific Use Permit No. 2047 for a vehicle auction and storage use for a two-year period, subject to a revised site plan and revised conditions  
Z212-346(JM)  
**[23-1480; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE NOS. 32584 AND 32585]**
- Z3. [23-2608](#) A public hearing to receive comments regarding an application for and an ordinance granting a Historic Overlay for the Burgher Residence (4107 Turtle Creek Boulevard), on property zoned a R-7.5 (A) Single Family District, on the west side of Turtle Creek Boulevard, south of Wycliff Avenue  
Recommendation of Staff: Approval subject to preservation criteria  
Recommendation of CPC: Approval, subject to preservation criteria  
Z223-306(RD)  
**[23-1481; HEARING CLOSED; ORDINANCE 32586]**

## PUBLIC HEARINGS AND RELATED ACTIONS

### Department of Planning and Urban Design

#### ZONING CASES – INDIVIDUAL

- Z4. [23-2610](#) A public hearing to receive comments regarding a City Plan Commission authorized hearing for and an ordinance granting a Planned Development District for CR Community Retail District and R-5(A) Single Family District regulations, subject to conditions and no change to Planned Development District No. 1081, in an area generally bounded by Singleton Boulevard on the north, Borger Street on the east, including the southeast corner of Singleton Boulevard and Borger Street, the south side of Duluth Street on the south, and a line running north /south intersecting the terminus of Bedford Street and Duluth Street on the west  
Recommendation of Staff: Approval of a Planned Development District for CR Community Retail District and R-5(A) Single Family District regulations, subject to conditions and no change to Planned Development District No. 1081  
Recommendation of CPC: Approval of a Planned Development District for CR Community Retail District and R-5(A) Single Family District regulations, subject to conditions and no change to Planned Development District No. 1081  
Z189-241(MW)  
**[23-1482; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 32587]**
- Z5. [23-2611](#) A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No . 543, in an area bounded by Reiger Avenue, Paulus Avenue, Covington Lane, and North Glasgow Drive  
Recommendation of Staff: Approval, subject to a revised Exhibit 543A development plan, revised Exhibit 543B traffic management plan, and revised conditions  
Recommendation of CPC: Approval, subject to a revised Exhibit 543A development plan, revised Exhibit 543B traffic management plan, and revised conditions  
Z212-237(AU)  
**[23-1483; HEARING CLOSED; APPROVED AS AMENDED; ORDINANCE 32588]**
- Z6. [23-2613](#) A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit or a public school other than an open-enrollment charter school on property zoned an R-16(A) Single Family District, on property bounded Alta Vista Lane, Wonderland Trail, and Northhaven Road  
Recommendation of Staff: Approval, subject to a site plan, a traffic management plan, and conditions  
Recommendation of CPC: Approval, subject to a site plan, a traffic management plan, and conditions  
Z212-260(AU)  
**[23-1484; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 32589]**

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

- Z7. [23-2614](#) A public hearing to receive comments regarding an application for and an ordinance granting an FWMU-5 Walkable Urban Mixed Use Form Subdistrict and a resolution accepting the deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family Subdistrict and an NC(E) Neighborhood Commercial Enhanced Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the southwest line of 2nd Street, between Garden Lane and Vannerson Drive  
Recommendation of Staff: Approval  
Recommendation of CPC: Approval, subject to deed restrictions volunteered by the applicant  
Z212-299(JM)  
**[23-1485; HEARING OPEN; DEFERRED TO DECEMBER 13, 2023 BY COUCNILMEMBER BAZALDUA]**
- Z8. [23-2615](#) A public hearing to receive comments regarding an application for and an ordinance granting a CS Commercial Service District and a resolution accepting the deed restrictions volunteered by the applicant with consideration being given to an MU-1 Mixed Use District on property zoned an A(A) Agricultural District, on the north line of Dowdy Ferry Road, northeast of the Lyndon B. Johnson Freeway [I-20]  
Recommendation of Staff: Approval of an MU-1 District, in lieu of a CS District  
Recommendation of CPC: Approval of a CS District, subject to deed restrictions volunteered by the applicant  
Z212-332(JM)  
**[23-1486; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 32590]**
- Z9. [23-2617](#) A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for MF-2(A) Multifamily District uses on property zoned an R-7.5(A) Single Family District partially with Specific Use Permit No. 608 for a private school and day care center and Specific Use Permit No. 2075 for a tower/antenna for cellular communication, on the south corner of Ferguson Road and Hibiscus Drive  
Recommendation of Staff: Approval, subject to a development plan and conditions  
Recommendation of CPC: Approval, subject to a development plan and conditions  
Z223-122(MP)  
**[23-1487; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 32591]**

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

- Z10. [23-2618](#) A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for specific non-residential uses on property zoned a CR Community Retail District and an MF-2(A) Multifamily District with an MD-1 Modified Delta Overlay, on the east line of Greenville Avenue between Penrose Avenue and Martel Avenue  
Recommendation of Staff: Approval, subject to a development plan and conditions  
Recommendation of CPC: Approval, subject to a development plan and conditions  
Z223-126(MP)  
**[23-1488; HEARING CLOSED; APPROVED AS AMENDED; ORDINANCE 32592]**
- Z11. [23-2619](#) A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for surface accessory remote parking on property zoned an R-5(A) Single Family Subdistrict within Planned Development No. 595, the South Dallas/Fair Park Special Purpose District, on the west corner of Robert L. Parish Sr. Avenue and Lagow Street  
Recommendation of Staff: Approval for a five-year period, subject to a site plan and staff's recommended conditions  
Recommendation of CPC: Approval for a twenty-year period, subject to a site plan and conditions  
Z223-202(LG)  
**[23-1489; HEARING CLOSED; STAFF RECOMMENDATION FOLLOWED; ORDINANCE 32593]**
- Z12. [23-2620](#) A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for R-1/2ac(A) Single Family District uses and medical clinic or ambulatory surgical center uses with consideration for an NS(A) Neighborhood Service District on property zoned an R-1/2ac(A) Single Family District with Specific Use Permit No. 651 for a college, university, or seminary, on the south line of Walnut Street, east of Abrams Road  
Recommendation of Staff: Approval of an NS(A) Neighborhood Service District, in lieu of a Planned Development District  
Recommendation of CPC: Approval of a Planned Development District, subject to a development plan and conditions  
Z223-210(MP)  
**[23-1490; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 32594]**

**STREET NAME CHANGE****Development Services**

- PH1. [23-2621](#) A public hearing to receive comments and to approve an ordinance granting a request to change the name of a portion of Grady Niblo Road, between Spur 408 Service Road and Kiwanis Road, to “Sharrock Road” - NC223-003 - Financing: New street blades to be prepared and paid for by the City of Dallas (see Fiscal Information for potential future costs)  
**[23-1491; HEARING OPEN; DEFERRED TO DECEMBER 13, 2023 BY COUNCILMEMBER GRACEY]**

**MISCELLANEOUS HEARINGS - UNDER ADVISEMENT****Office of Environmental Quality & Sustainability**

- PH2. [23-2718](#) A public hearing to receive comments on a proposed municipal setting designation (MSD) to prohibit the use of groundwater as potable water beneath property owned by Brook 6125 Peeler Street, LP located near the intersection of Peeler Street and Hagggar Way and adjacent street rights-of-way; and, at the close of the public hearing, an ordinance authorizing support of the issuance of an MSD to Brook 6125 Peeler Street, LP by the Texas Commission on Environmental Quality and prohibiting the use of groundwater beneath the designated property as potable water - Financing: No cost consideration to the City (This item was deferred on October 11, 2023)  
**[23-1492; HEARING CLOSED; APPROVED; ORDINANCE 32595]**

**Park & Recreation Department**

- PH3. [23-2465](#) A public hearing, pursuant to Chapter 26 of the Texas Parks and Wildlife Code, to receive comments on the proposed use of a portion of Reverchon Park, totaling approximately 41,500 square feet (0.95 acres) of land, located at 3505 Maple Avenue, by Texas Scottish Rite Hospital for Children (Scottish Rite) for access and construction staging by Scottish Rite for the construction of an addition to the hospital adjacent to the park; and, at the close of the public hearing, consideration of a resolution authorizing the proposed use of parkland and the grant of a six-month Temporary License Agreement to Scottish Rite pursuant to Chapter 26 of the Texas Parks and Wildlife Code - Financing: No cost consideration to the City (This item was deferred on August 9, 2023 and September 13, 2023)  
**[23-1493; HEARING CLOSED; APPROVED AS AMENDED]**