

City of Dallas

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



ANNOTATED COUNCIL AGENDA

March 27, 2024

9:24 A.M. – 2:31 P.M.

[24-0410; HELD]

Invocation and Pledge of Allegiance

Agenda Item/Open Microphone Speakers
[24-0411]

VOTING AGENDA

1. Approval of Minutes of the February 27, 2024 Special Called City Council Meeting and February 28, 2024 City Council Meeting
[24-0412; APPROVED]

CONSENT AGENDA [24-0413; APPROVED]

City Attorney's Office

2. Authorize partial settlement of the lawsuit styled Bridgette Dancy and Elvis Brown v. City of Dallas, Cause No. DC-21-06901 - Not to exceed \$40,000.00 - Financing: Liability Reserve Fund
[24-0414; APPROVED]

City Controller's Office

3. An ordinance authorizing (1) the issuance and sale of City of Dallas, Texas, General Obligation Refunding and Improvement Bonds, Series 2024B in an aggregate principal amount not to exceed \$410,000,000; (2) levying a tax in payment thereof; (3) awarding the sale thereof and approving execution of a Purchase Agreement, a Deposit Agreement and an Escrow Agreement; (4) approving the official statement; and (5) enacting other provisions relating to the subject - Not to exceed \$1,195,991 - Financing: 2024B General Obligation Refunding and Improvement Bonds Fund
[24-0415; APPROVED; ORDINANCE 32671]
4. An ordinance authorizing (1) the issuance and sale of City of Dallas, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2024B in an aggregate principal amount not to exceed \$218,000,000; (2) levying a tax in payment thereof; (3) prescribing the form of said certificates; (4) approving and awarding the sale of the certificates and approving execution of a purchase agreement; (5) approving the official statement; and (6) enacting provisions incident and relating to the subject - Not to exceed \$866,009 - Financing: 2024B Certificates of Obligation Fund
[24-0416; APPROVED; ORDINANCE 32672]

Department of Aviation

5. Authorize an amendment to Resolution No. 21-0362, previously approved on February 24, 2021, for an Interlocal Agreement with the Texas Department of Transportation to modify the City's estimated share of the project costs from \$463,300.00 to \$791,600.00 - Not to exceed \$791,600.00 - Financing: Aviation Construction Fund
[24-0417; APPROVED]

Department of Aviation

6. Authorize an engineering services contract with Michael Baker International, Inc. to complete a comprehensive study for an analysis of existing administrative spaces, distinguish additional space that can be used, and receive recommendations on next steps necessary to plan for space requirements at Dallas Love Field - Not to exceed \$569,812.40 - Financing: Aviation Construction Fund
[24-0418; APPROVED]
7. Authorize Supplemental Agreement No. 1 to the consultant services contract with Ricondo & Associates, Inc. to continue providing on -call airport planning and advisory services for the Dallas Airport System (Dallas Executive Airport, Dallas Love Field, and Dallas Vertiport) - Not to exceed \$2,926,600.00, from \$3,000,000.00 to \$5,926,600.00 - Financing: Aviation Construction Fund (subject to annual appropriations)
[24-0419; APPROVED]

Department of Code Compliance

8. An ordinance amending Chapter 17, "Food Establishments," of the Dallas City Code by amending Section 17-2.2; **(1)** deleting the requirements for a food service manager to register with the city and pay a fee; **(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 item has no cost consideration to the City (see Fiscal Information)
[24-0420; APPROVED; ORDINANCE 32673]

Department of Housing & Neighborhood Revitalization

9. Authorize an amendment to the Dallas Housing Resource Catalog (DHRC) as described in the attached **Exhibit A** to: **(1)** amend the terms and conditions of the Home Improvement & Preservation Program to **(a)** remove the Minor Home Rehabilitation Program, Major Home Rehabilitation Program, Home Reconstruction Program, and Rental Rehabilitation Program; and **(b)** provide grant-based emergency home repair, Dallas Tomorrow Fund for exterior code violations, and forgivable loans for major systems repair; and **(2)** remove from the DHRC the **(a)** Targeted Rehabilitation Program; **(b)** Targeted Rehabilitation Program - West Dallas sub-program module; **(c)** Targeted Rehabilitation Program Tenth Street Historic District Sub-program module; **(d)** Dallas Tomorrow Fund; **(e)** Lead Hazard Reduction Demonstration Grant; and **(f)** Senior Home Rehabilitation Program - Financing: No cost consideration to the City
[24-0421; APPROVED]

Department of Information and Technology Services

10. Authorize a three-year cooperative purchasing agreement for an unlimited license agreement for continuous software maintenance and support for Oracle database licensed products for the Department of Information and Technology Services provided by Oracle America, Inc. sold through Mythics, Inc. through the Department of Information Resources cooperative agreement - Not to exceed ~~\$6,814,040.09~~ \$7,163,942.67 - Financing: Data Services Fund (\$6,300,112.99) (subject to annual appropriations) and Information Technology Equipment Fund (\$863,829.68)
[24-0422; CORRECTED; APPROVED]

Department of Public Works

11. Authorize an ordinance abandoning a portion of a utility easement to the County of Dallas, the abutting owner, containing approximately 2,959 square feet of land, located near the intersection of Mockingbird Lane and Brookriver Drive - Revenue: General Fund \$7,800.00, plus the \$20.00 ordinance publication fee
[24-0423; APPROVED; ORDINANCE 32674]
12. Authorize **(1)** deposit of the amount awarded by the Special Commissioners in the condemnation proceedings styled City of Dallas v. Jose Juan Morales and Diana Corina Villalobos, et al., Cause No. CC-22-03843-C, pending in Dallas County Court at Law No. 3, to acquire fee simple title of approximately 6,360 square feet of land located near the intersection of Dolphin Road and Detonte Street for the Dolphin Road from Spring Avenue to North Haskell Avenue Project; and **(2)** settlement of the condemnation proceeding for an amount not to exceed the awarded amount - Not to exceed ~~\$67,692.00~~ \$32,957.00, increased from \$34,735.00 (\$32,043.00, plus closing costs and title expenses not to exceed \$2,692.00) to \$67,692.00 (\$65,000.00 being the award, plus closing costs and title expenses not to exceed \$2,692.00) - Financing: Capital Projects Reimbursement Fund (~~\$54,153.60~~ \$26,365.60) and Street and Transportation (A) Fund (2017 General Obligation Bond Fund) (~~\$13,538.40~~ \$6,591.40)
[24-0424; CORRECTED; APPROVED]
13. Authorize a professional services contract with TSIT Engineering and Consulting, LLC to provide construction material testing services during the pavement reconstruction improvements of Commerce Street from Good Latimer Expressway to Exposition Avenue - Not to exceed \$173,450.00 - Financing: Street and Transportation (A) Fund (2017 General Obligation Bond Funds)
[24-0425; APPROVED]
14. Authorize acquisition of six parcels of land containing a total of approximately 144,940 square feet located near the intersection of West Redbird Lane and Pastor Bailey Drive for the Dallas Executive Airport (list attached to the Agenda Information Sheet) - Not to exceed \$244,000.00 (\$226,000.00, plus closing costs and title expenses not to exceed \$18,000.00) - Financing: Aviation Fund
[24-0426; APPROVED]

Department of Public Works

15. Authorize an amendment to the existing lease agreement with SVEA DB Holdings II, LLC to extend the lease agreement for an additional seven-years for approximately 5,000 square feet of office and clinic space located at 828 South Carrier Parkway, Suite 100, Grand Prairie, Texas, to be used as a Women, Infants and Children Clinic for the period May 1, 2024 through April 30, 2031 - Not to exceed \$881,267.60 - Financing: Health and Human Services Commission Grant Funds (subject to annual appropriations)
[24-0427; APPROVED]
16. Authorize an increase in the purchase amount of a wastewater easement from Berkeley Industries Ltd., containing approximately 955 square feet of land located near Arapaho and Preston Roads for the McKamy and Osage Branch Wastewater Interceptor Project - Not to exceed \$20,091.78, increased from \$11,250.00 (\$10,027.00, plus closing costs and title expenses not to exceed \$1,223.00) to \$31,341.78 (\$30,000.00, plus closing costs and title expenses not to exceed \$1,341.78) - Financing: Wastewater Construction Fund
[24-0428; APPROVED]
17. Authorize Supplemental Agreement No. 3 to the professional services contract with Halff Associates, Inc., to provide additional engineering and archeological survey services needed for 10th Street from Interstate Highway 35 to Clarendon Drive to mitigate potential risk to the cemetery at 100 North Moore Street - Not to exceed \$76,647.45, from \$503,665.40 to \$580,312.85 - Financing: Street and Transportation (A) Fund (2017 General Obligation Bond Fund)
[24-0429; APPROVED]
18. Authorize Supplemental Agreement No. 3 to the contract 20-1682 with US Intellwake LLC, for the software licensing fee to provide electronic invoicing and reporting resources to local governments through the North Texas Share Cooperative Purchasing Program - Not to exceed \$179,737.03, increasing the contract amount from \$318,413.98 to \$498,151.01 - Financing: Bond Program Administration Fund
[24-0430; APPROVED]

Department of Transportation

19. Authorize a professional engineering services contract for traffic signal design services for the following six intersections selected as part of the 2021 Highway Safety Improvement Program: Eastridge Drive and Skillman Street; Forest Lane and Josey Lane; Frankford Road and Vail Street; Cedar Springs Road and Manor Way; Greenville Avenue and Markville Drive; Hillcrest Road and Royal Lane; and other related tasks - Freese & Nichols, Inc., most highly qualified proposer of five - Not to exceed \$433,357.03 - Financing: Coronavirus State and Local Fiscal Recovery Fund
[24-0431; APPROVED]

Department of Transportation

20. Authorize Supplemental Agreement No. 2 to the professional services contract with Gresham Smith to expand the project scope to include additional public engagement and support services to update the 2011 Dallas Bike Plan - Not to exceed \$472,632.00, from \$817,281.00 to \$1,289,913.00 - Financing: Bike Lane Fund
[24-0432; APPROVED]

Fire-Rescue Department

21. Authorize a five-year agreement for emergency medical technician basic training, paramedic training, and continuing education services for Dallas Fire-Rescue through an Interlocal Agreement with Dallas College - Estimated amount of \$3,271,500.00 - Financing: General Fund (subject to appropriations)
[24-0433; APPROVED]

Office of Economic Development

22. Authorize an amendment to Resolution No. 16-1733, previously approved on October 26, 2016, to redirect special event parking revenue and accept and deposit daily parking revenue generated by the Farmers Market Public Parking Garage - Estimated Revenue: Farmers Market TIF District Fund \$53,154.00 annually
[24-0434; APPROVED]
23. Authorize amendments to the City of Dallas Economic Development Incentive Policy: **(1)** necessary to implement the 2024 Economic Development bond proposition; **(2)** to reflect recent changes to state law; **(3)** to make minor program updates and add cost recovery provisions; and **(4)** to implement general updates and clarifications - Financing: No cost consideration to the City
[24-0435; APPROVED]

Office of Equity and Inclusion

24. Authorize the **(1)** acceptance of the FY 2023-24 grant from the U.S. Department of Housing and Urban Development (HUD) for the Fair Housing Assistance Program (Grant No. FF206K236005, Assistance Listing No. 14.401) in the amount of \$89,000.00, to process, investigate and conciliate housing discrimination complaints, administrative costs and HUD required staff training for the period October 1, 2023 through September 30, 2024; **(2)** establishment of appropriations in an amount not to exceed \$89,000.00 in the HUD FY23 Fair Housing Assistance Program FY24 Fund; **(3)** receipt and deposit of grants funds in an amount not to exceed \$89,000.00 in the HUD FY23 Fair Housing Assistance Program FY24 Fund; and **(4)** execution of the Fair Housing Assistance Program Grant and the Cooperative Agreement and all terms, conditions, and documents required by the grant agreement - Not to exceed \$89,000.00 - Financing: HUD FY23 Fair Housing Assistance Program FY24 Fund
[24-0436; APPROVED]

Office of Procurement Services

25. Authorize a one-year service contract for encampment clean-up for the Office of Homeless Solutions - The Cleaning Guys LLC dba CG Environmental, most advantageous proposer of eight - Not to exceed \$212,447.06 - Financing: General Fund (subject to annual appropriations)
[24-0437; APPROVED]
26. Authorize a three-year service price agreement for citywide heating, ventilation, and air conditioning parts, labor, repair services, equipment rental, and water treatment facilities - Metco Engineering, Inc. in the estimated amount of \$16,921,945.48, RushCo Energy Specialist in the estimated of \$594,955.48, ~~ECOLAB, INC. in the estimated amount of \$179,309.66,~~ and Elliott Electric Supply, Inc. in the estimated amount of \$1,741,959.63, lowest responsible bidders of ten - Total estimated amount of ~~\$19,438,170.25~~ \$19,258,860.59 - Financing: General Fund (~~\$1,226,671.21~~ \$1,215,355.64), Capital Construction Fund (~~\$16,003,102.09~~ \$11,855,479.61), Dallas Water Utilities Fund (~~\$1,454,384.89~~ \$1,440,415.27), Aviation Fund (~~\$694,012.06~~ \$4,687,610.07), and Stormwater Drainage Management Fund (\$60,000.00) (subject to annual appropriations)
[24-0438; CORRECTED; APPROVED]
27. Authorize a three-year service price agreement for removal and disposal of scrap tires for the Department of Sanitation Services - TJP Enterprises, LLC dba All American Tire Recyclers, only bidder - Estimated amount of \$1,217,020 - Financing: Sanitation Operation Fund (subject to annual appropriations)
[24-0439; APPROVED]
28. Authorize a five-year service price agreement for crane rental with operator services for the Department of Equipment and Fleet Management - North Texas Crane Service, Inc., lowest responsible bidder of two - Estimated amount of \$478,757.75 - Financing: Equipment and Fleet Management Fund (subject to annual appropriations)
[24-0440; APPROVED]
29. Authorize the purchase of modular shoot house kits for the Police Department - Olin Johnson, dba Simtek Modular, LLC, only bidder - Not to exceed \$115,670 - Financing: Confiscated Monies - State Fund
[24-0441; APPROVED]

Park & Recreation Department

30. Authorize an increase to the construction services contract with Phoenix I Restoration and Construction, LLC for the construction of the Fair Park Tower Building Rehabilitation located at 3809 Grand Avenue in Fair Park - Not to exceed \$415,140.00, from \$4,583,042.90 to \$4,998,182.90 - Financing: Fair Park Capital Reserve Fund
[24-0442; APPROVED]

Park & Recreation Department

31. Authorize a Supplemental Agreement No. 1 to the professional services contract with Metropolitan Infrastructure, PLLC for engineering design services that include developing a full hydraulic study and hydrologic modeling to comply with floodplain management permitting requirements along the White Rock Creek Branch and Williamson Branch Tributary at Lakewood Park located at 7143 Williamson Road - Not to exceed \$30,605.00, from \$78,575.00 to \$109,180.00 - Financing: Park and Recreation Facilities (B) Funds (2017 General Obligation Bond Funds)
[24-0443; APPROVED]

Police Department

32. Authorize **(1)** a contract from the Safe City Commission dba One Safe Place for the Project Safe Neighborhood Grant Program (Grant/Contract No. 15PBJA-22-GG-00833-GUNP) in the amount of \$51,000.00 for the purpose of equipping vehicles used by officers for intelligence gathering operations for the period October 1, 2022 through September 30, 2025; **(2)** the establishment of appropriations in an amount not to exceed \$51,000.00 in the Project Safe Neighborhood Grant Program FY24 Fund; **(3)** the receipt and deposit of funds in an amount not to exceed \$51,000.00 in the Project Safe Neighborhood Grant Program FY24 Fund; and **(4)** execution of the contract with Safe City Commission dba One Safe Place and all terms, conditions, and documents required by the agreement - Not to exceed \$51,000.00 - Financing: Project Safe Neighborhood Grant Program FY24 Fund
[24-0444; APPROVED]
33. Authorize a three-year cooperative purchasing agreement for THC Quantification and controlled substance quantitation analysis for the Police Department with Armstrong Forensic Laboratory, Inc. through a cooperative purchasing agreement between the City and Tarrant County through the Interlocal Cooperation Act, Chapter 791, Texas Government Code - Not to exceed \$750,750.00 - Financing: General Fund (subject to annual appropriations)
[24-0445; APPROVED]
34. Authorize a one-year Interlocal Agreement with the University of Texas at San Antonio to provide consulting services and technical assistance for the Dallas Police Department violent crime reduction effort for the period March 15, 2024 through March 14, 2025 - Not to exceed \$106,951.00 - Financing: General Fund (subject to annual appropriations)
[24-0446; APPROVED]

Police Department

35. Authorize the **(1)** acceptance of a grant from Office of Governor for DPD Police Academy (Grant No. 4922901) in the amount of \$10,000,000.00 for the design and construction of a Dallas Police Department regional law enforcement training facility at the University of North Texas at Dallas campus for the period October 1, 2023 through September 30, 2025 **(2)** establishment of appropriations in an amount not to exceed \$10,000,000.00 in the LE-Regional Law Enforcement Facility Fund; **(3)** receipt and deposit of grant funds from Office of Governor in an amount not to exceed \$10,000,000.00 in the LE-Regional Law Enforcement Facility Fund; and **(4)** execution of the grant agreement with Office of Governor and all terms, conditions, and documents required by the agreement - Not to exceed \$10,000,000.00 - Financing: LE-Regional Law Enforcement Facility Fund
[24-0447; APPROVED]

Water Utilities Department

36. Authorize **(1)** an acquisition from 5901 LAMAR, LP of a commercially improved tract of land containing approximately 18,206 square feet located on Botham Jean Boulevard near its intersection with South Central Expressway for the Dallas Floodway Extension Project and **(2)** an increase in appropriations in an amount not to exceed \$ 554,162.20 in the Trinity River Corridor Project Fund – Not to exceed \$554,162.20 (\$550,000.00, plus closing costs not to exceed \$4,162.20) - Financing: Trinity River Corridor Project Fund
[24-0448; APPROVED]

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

37. Consideration of appointments to boards and commissions and the evaluation and duties of board and commission members (List of nominees is available in the City Secretary's Office)
[24-0449; INDIVIDUAL APPOINTMENTS MADE TO BOARDS AND COMMISSIONS]
38. A resolution determining final sanctions against Alandrea Gormer, former employee, Sanitation Department in connection with the Ethics Advisory Commission Hearing Panel's finding of violations of Chapter 12A, "Code of Ethics," of the Dallas City Code - Financing: No cost consideration to the City
[24-0450; APPROVED]

Water Utilities Department

39. Authorize **(1)** the second step of acquisition for condemnation by eminent domain to acquire a total of approximately 20 acres from Stephens Pipe Houston, LLC, improved with a multi-building, manufacturing and storage facility, located on Forest Avenue near its intersection with Botham Jean Boulevard for the Dallas Floodway Extension Project; and **(2)** an increase in appropriations in an amount not to exceed \$2,125,079.20 in the Trinity River Corridor Project Fund - Not to exceed \$2,125,079.20 (\$2,113,700.00, plus closing costs and title expenses not to exceed \$11,379.20) - Financing: Trinity Corridor Project Fund (subject to appropriations)
[24-0451; APPROVED]

ITEMS FOR FURTHER CONSIDERATION**Budget and Management Services**

40. An ordinance amending ordinance No. 27485, an ordinance granting a franchise to Oncor Electric Delivery Company LLC, by extending the term and providing for its renewal with minor modifications - Estimated Annual Revenue: General Fund \$50,000,000 (see Fiscal Information) (This item was deferred on February 28, 2024)
[24-0452; APPROVED AS AMENDED; ORDINANCE 32675]

Department of Aviation

41. Authorize two concession contracts, each for a term of five years, with three two-year renewal options, with **(1)** Alto Operations Texas LLC, with an estimated revenue of \$287,852.00; and **(2)** Irving Holdings, Inc., with an estimated revenue of \$222,000.00, for the operation of transportation for hire services from designated outdoor curbside and indoor counter spaces at Dallas Love Field Airport - Estimated Revenue: Aviation Fund \$509,852.00 (This item was deferred on January 10, 2024 and January 24, 2024)
[24-0453; APPROVED]

Department of Housing & Neighborhood Revitalization

42. Authorize an increase in the development loan agreement with Texas Heavenly Homes Ltd., or its affiliate (Applicant), conditioned upon the completion of a third-party underwriting for the development of the Bottom Infill, a 32-unit single-family affordable housing project located in the Bottom neighborhood of Council District 4 - Not to exceed \$3,084,427.00, from \$500,000.00 to \$3,584,427.00 - Financing: Community Development Block Grant Disaster Recovery Funds (This item was deferred on February 14, 2024)
[24-0454; DEFERRED TO APRIL 24,2024 BY DEPUTY MAYOR PRO TEM ARNOLD]

Office of Homeless Solutions

43. Authorize a contract with Wright Choice Group, LLC for the term of fourteen months for consultant services to include meeting design and facilitation services, plan development, and project recommendations, starting on December 13, 2023, for city-owned property located at 2929 South Hampton Road, Dallas, Texas 75233 for persons experiencing housing instability or homelessness - Not to exceed \$110,133.00 - Financing: Genera Fund (subject to annual appropriations) (This item was deferred on December 13, 2023)
[24-0455; DEFERRED TO JUNE 26, 2024 BY COUNCILMEMBER GRACEY]

ITEMS FOR FURTHER CONSIDERATION - UNDER ADVISEMENT**Development Services**

44. An ordinance amending Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code by amending Sections 51A-1.105, 51A-8.702, and 51A-10.127; **(1)** moving development services related fees to Section 303 of Chapter 52 of the Dallas City Code; amending Chapter 52, "Administrative Procedures for the Construction Codes," of the Dallas City Code by amending Sections 303.5, 303.7, and 303.11; **(2)** amending fees for plan reviews, excavation, signs, sidewalk waiver, certificates of occupancy, demolition, backflow prevention, appeal to the advisory, examining, and appeals board, consultation with staff, pre-development meeting, research, determination letters, table A-I new single-family construction, table A-II new multi-family construction, table A-III new commercial construction, and table B alternations or repairs; **(3)** adding new fees for miscellaneous plan reviews, plan revisions, post permit resubmittals, certificates of occupancy for dance halls and sexually oriented businesses, temporary residential certificate of occupancy, inspection fee for one -and-two family dwellings, residential and commercial certificate of occupancy move, phased approvals, permit extensions, inspection scheduling, technology permits, notaries, alternative materials, design and methods of construction, and equipment, special plan document handling, and special investigation fees for work without a permit; **(4)** adding a new Section 303.12, "Zoning Fees"; **(5)** adding a new Section 303.13, "Subdivision Fees"; **(6)** adding a new Section 303.14, "Engineering Fees"; **(7)** adding a new Section 303.15, "Arborist and Landscaping Fees"; **(8)** adding a new Section 303.16, "Geospatial Information Systems Fees"; **(9)** adding a new Section 303.17, "Water and Wastewater Fees"; **(10)** providing a penalty not to exceed \$2,000.00; **(11)** providing a saving clause; **(12)** providing a severability clause; and **(13)** providing an effective date - Estimated Revenue: Building Inspection Fund \$22,171,984.00 (This item was held under advisement on December 13, 2023 and January 24, 2024)
[24-0456; APPROVED AS AMENDED; ORDINANCE 32676]

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

45. Consideration of an appointment of a member to the Dallas Area Rapid Transit Board of Directors for Position 04 (Vacant position for unexpired 2023-2025 Board Term) (Closed Session, if necessary, Personnel, Sec. 551.074, T. O. M. A.) (Name of nominee in the City Secretary's Office) - Financing: No cost consideration to the City
[24-0457; APPOINTMENT MADE TO BOARD]

Department of Public Works

46. Authorize a twenty-two-month construction services contract for the 2024 Barrier Free Ramp Improvements along Dallas Area Rapid Transit (DART) Bus Routes that includes water and wastewater adjustments at various locations throughout the City - Estrada Concrete Company, LLC, lowest responsible bidder of two - Not to exceed \$33,848,975.00 - Financing: DART Transportation Projects Fund
[24-0458; APPROVED]
47. Authorize a twenty-four-month construction services contract for the 2024 Sidewalk and Barrier Free Improvements at Various Locations that includes water and wastewater adjustments at various locations throughout the City - Vescorp Construction, LLC dba Chavez Concrete Cutting, lowest responsible bidder of five - Not to exceed \$ 4,319,525.00 - Financing: General Fund (\$2,000,000.00), 2024 Certificate of Obligation (\$999,000.00), Coronavirus State and Local Fiscal Recovery Funds (\$1,158,475.00), Water Construction Fund (\$147,050.00), and Wastewater Construction Fund (\$15,000.00)
[24-0459; APPROVED]

PUBLIC HEARINGS AND RELATED ACTIONS**Department of Planning and Urban Design****ZONING CASES – CONSENT****[24-0460; APPROVED]**

- Z1. A public hearing to receive comments regarding an application for and an ordinance granting a renewal of Specific Use Permit No. 2393 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR Community Retail District with a D-1 Liquor Control Overlay, on the north corner of South Beltline Road and Seagoville Road
Recommendation of Staff: Approval for a three-year period
Recommendation of CPC: Approval for a three-year period
Z212-284(DM)
[24-0461; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 32677]

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

- Z2. A public hearing to receive comments regarding an application for and an ordinance granting an MU-1-D Mixed Use District with a D Liquor Control Overlay on property zoned a CR-D Community Retail District with a D Liquor Control Overlay, on the southeast corner of Prichard Lane and Scyene Road
Recommendation of Staff: Approval
Recommendation of CPC: Approval
Z223-212(MP)
[24-0462; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 32678]
- Z3. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 2325 for an alcoholic beverage establishment limited to a microbrewery, microdistillery, or winery on property zoned Subarea A within Planned Development District No. 741, on the northeast corner of Olympus Boulevard and Wharf Road
Recommendation of Staff: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to an amended site plan and amended conditions
Recommendation of CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to an amended site plan and amended conditions
Z223-215(CR)
[24-0463; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 32679]
- Z4. A public hearing to receive comments regarding an application for and an ordinance granting an R-16(A) Single Family District on property zoned an R-1ac(A) Single Family District, on the north line of Park Lane, between Preston Road and Douglas Avenue
Recommendation of Staff: Approval
Recommendation of CPC: Approval
Z223-246(LC)
[24-0464; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 32680]
- Z5. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 1464 for a refuse transfer station on property zoned IM industrial Manufacturing District, on the south line California Crossing Road, east of Wildwood Drive
Recommendation of Staff: Approval for a ten-year period with eligibility for automatic renewals for additional ten-year periods subject to an amended site plan, amended landscaping plan, and amended conditions
Recommendation of CPC: Approval for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to an amended site plan, amended landscaping plan, and amended conditions
Z223-248(LG)
[24-0465; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 32681]

- Z6. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service on property zoned Subarea 1 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay, on the west line of South Buckner Boulevard, between North Scyene Road and Blossom Lane
Recommendation of Staff: Approval for a two-year period, subject to a site plan and conditions
Recommendation of CPC: Approval for a two-year period, subject to a site plan and conditions
Z223-256(LC)
[24-0466; HEARING CLOSED; REMANDED TO CITY PLAN AND ZONING COMMISSION WITH INSTRUCTION TO STAFF TO RENOTICE]
- Z7. A public hearing to receive comments regarding an application for and a resolution accepting an amendment to deed restrictions [Z856-134] volunteered by the applicant on property zoned an MF-2(A) Multifamily District, on the west line of Old Hickory Trail, south of West Wheatland Road
Recommendation of Staff: Approval
Recommendation of CPC: Approval
Z223-259(LG)
[24-0467; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED]
- Z8. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 2304 for a bar, lounge, or tavern on property zoned Subdistrict 2 within Planned Development District No. 317, the Cedars Area Special Purpose District, on the northeast line of Harwood Street, southeast of Hickory Street
Recommendation of Staff: Approval for a five-year period, subject to amended conditions
Recommendation of CPC: Approval for a five-year period, subject to amended conditions
Z223-275(CR)
[24-0468; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 32682]
- Z9. A public hearing to receive comments regarding an application for and an ordinance granting an RR Regional Retail District on property zoned an MU-3 Mixed Use District, on the south line of West Mockingbird Lane, on the north line of Plantation Road, and east of Hawes Avenue
Recommendation of Staff: Approval
Recommendation of CPC: Approval
Z223-276(GB)
[24-0469; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 32683]

- Z10. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a convent or monastery on property zoned an R-7.5(A) Single Family District, on the northeast corner of Fairport Road and Longbranch Lane
Recommendation of Staff: Approval for a three-year period, subject to a site plan and conditions
Recommendation of CPC: Approval for a three-year period, subject to a site plan and conditions
Z223-284(MB)
[24-0470; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 32684]
- Z11. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise of food store greater than 3,500 square feet on property zoned Planned Development District No. 605 with a D-1 Liquor Control Overlay, on the southwest corner of South Buckner Boulevard and Samuell Boulevard
Recommendation of Staff: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions
Recommendation of CPC: Approval for a five-year period, subject to a site plan and conditions
Z223-310(WK)
[24-0471; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 32685]
- Z12. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 2408 for a manufacturing laboratory on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the east line of South Walton Street, between Virgil Street and Taylor Street
Recommendation of Staff: Approval for a three-year period, subject to amended conditions
Recommendation of CPC: Approval for a three-year period, subject to amended conditions
Z223-311(MB)
[24-0472; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 32686]
- Z13. A public hearing to receive comments regarding an application for and (1) an ordinance granting an R-5(A) Single Family District; and (2) an ordinance granting the termination of a D Liquor Control Overlay on property zoned an LO-1 Limited Office District with a D Liquor Control Overlay and an MF-2(A) Multifamily District, on the east side of Homer Street between North Garrett Avenue and North Henderson Avenue
Recommendation of Staff: Approval of (1) an R-5(A) Single Family District; and (2) approval of the termination of a D Liquor Control Overlay
Recommendation of CPC: Approval of (1) an R-5(A) Single Family District; and (2) approval of the termination of a D Liquor Control Overlay
Z223-316(LC)
[24-0473; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 32687]

- Z14. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned Subarea 2 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay, on the northeast corner of South Buckner Boulevard and Lake June Road
Recommendation of Staff: Approval for a two-year period, subject to a site plan and conditions
Recommendation of CPC: Approval for a two-year period, subject to a site plan and conditions
Z223-322(WK)
[24-0474; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 32688]
- Z15. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for commercial motor vehicle parking on property zoned an IM Industrial Manufacturing District, on the north line of West Kiest Boulevard, between Duncanville Road and South Walton Walker Boulevard
Recommendation of Staff: Approval for a three-year period, subject to a site plan and conditions
Recommendation of CPC: Approval for a three-year period, subject to a site plan and conditions with changes
Z223-333(LC)
[24-0475; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 32689]
- Z16. A public hearing to receive comments regarding an application for and an ordinance granting an MU-3-D Mixed Use District with a D Liquor Control Overlay on property zoned an LO-1-D Limited Office District with a D Liquor Control Overlay, on the southeast line of Abrams Road, between Fisher Road and East Lovers Lane
Recommendation of Staff: Approval
Recommendation of CPC: Approval
Z223-335(GB)
[24-0476; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 32690]
- Z17. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 2066 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the northwest corner of West Jefferson Boulevard and North Brighton Avenue
Recommendation of Staff: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to amended conditions
Recommendation of CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to amended conditions
Z223-341(WK)
[24-0477; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 32691]

- Z18. A public hearing to receive comments regarding an application for and an ordinance granting an amendment for Specific Use Permit No. 2068 for a bar, lounge, or tavern on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the east corner of Main Street and Exposition Avenue
Recommendation of Staff: Approval for a five-year period, subject to amended conditions
Recommendation of CPC: Approval for a five-year period, subject to amended conditions
Z234-102(LG)
[24-0478; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 32692]
- Z19. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 2367 for an alcoholic beverage establishment limited to a microbrewery, microdistillery, or winery on property zoned Subarea 4 within Planned Development District No. 316, the Jefferson Area Special Purpose District, on the south side of Sunset Avenue, between South Bishop Avenue and South Madison Avenue
Recommendation of Staff: Approval for a two-year period, subject to an amended site plan and amended conditions
Recommendation of CPC: Approval for a five-year period, subject to an amended site plan and amended conditions
Z234-103(LC)
[24-0479; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 32693]
- Z20. A public hearing to receive comments regarding an application for and an ordinance granting a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on property zoned an LI-D-1 Light Industrial District with a D-1 Liquor Control Overlay, on the northeast corner of South Buckner Boulevard and Moberly Lane
Recommendation of Staff: Approval
Recommendation of CPC: Approval
Z234-105(MB)
[24-0480; HEARING OPEN; DEFERRED TO MAY 8, 2024 BY COUNCILMEMBER BAZALDUA]
- Z21. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 2181 for a tattoo studio on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the south line of Elm Street, east of North Good Latimer Expressway
Recommendation of Staff: Approval for a five-year period, subject to amended conditions
Recommendation of CPC: Approval for a five-year period, subject to amended conditions
Z234-109(MB)
[24-0481; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 32694]

- Z22. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 2220 for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the southwest line of Peavy Road, northwest of Garland Road
Recommendation of Staff: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to amended conditions
Recommendation of CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to amended conditions
Z234-112(MB)
[24-0482; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 32695]
- Z23. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 1933 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an MU-1-D-1 Mixed Use District with a D-1 Liquor Control Overlay, on the southwest corner of South Zang Boulevard and West Suffolk Avenue
Recommendation of Staff: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to amended conditions
Recommendation of CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to amended conditions
Z234-113(MB)
[24-0483; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 32696]

ZONING CASES – INDIVIDUAL

- Z24. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for an auto service center on property zoned a CC Community Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the west corner of Scyene Road and Lagow Street
Recommendation of Staff: Denial
Recommendation of CPC: Approval for a two-year period, subject to a site plan and revised conditions
Z212-281(MP)
[24-0484; HEARING CLOSED; DENIED WITHOUT PREJUDICE BY COUNCILMEMBER BAZALDUA]
- Z25. A public hearing to receive comments regarding an application for a CS Commercial Service District with deed restrictions volunteered by the applicant and with consideration of 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: Denial without prejudice
Z212-298(JM)
[24-0485; HEARING CLOSED; STAFF RECOMMENDATION FOLLOWED; ORDINANCE 32697]

- Z26. A public hearing to receive comments regarding an application for and (1) an ordinance granting a Specific Use Permit for a motor vehicle fueling station; and (2) an ordinance granting a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned Subdistrict 5 within Planned Development District No. 533, the C. F. Hawn Special Purpose District No. 1, with a D-1 Liquor Control Overlay, on the southwest corner of Elam Road and C. F. Hawn Freeway
Recommendation of Staff: Denial
Recommendation of CPC: Approval for a three-year period, subject to a site plan, landscape plan and conditions
Z223-112(MP)
[24-0486; HEARING OPEN; DEFERRED TO APRIL 24, 2024 BY COUNCILMEMBER NARVAEZ]
- Z27. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay, in an area bounded by Greenville Avenue, La Vista Drive, Hope Street, and Lewis Street
Recommendation of Staff: Approval for a two-year period with eligibility for automatic renewals for additional two-year periods, subject to a site plan and conditions
Recommendation of CPC: Approval for a two-year period, subject to a site plan and conditions
Z223-234(MP)
[24-0487; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 32698]
- Z28. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development Subdistrict for MF-3 Multiple Family Subdistrict uses on property zoned an MF-3 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, with a D Liquor Control Overlay, on the north corner of Hood Street and Brown Street
Recommendation of Staff: Approval, subject to a development plan, a landscape plan, and staff's recommended conditions
Recommendation of CPC: Approval, subject to a development plan, a landscape plan, and conditions
Z223-237(MP)
[24-0488; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 32699]

- Z29. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a bank or savings and loan office with a drive-through on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southwest corner of Oak Lawn Avenue and Avondale Avenue
Recommendation of Staff: Approval for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions
Recommendation of CPC: Approval for a seven-year period, subject to a site plan and conditions
Z223-297(GB)
[24-0489; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 32700]
- Z30. A public hearing to receive comments regarding an application for and an ordinance granting an O-1 Office Subdistrict and a resolution accepting deed restrictions volunteered by the applicant on property zoned an MF -2 Multiple-Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, with H/115 Talley/Polk House Historic District Overlay, on the west corner of Reagan Street and Dickason Avenue
Recommendation of Staff: Approval
Recommendation of CPC: Approval, subject to deed restrictions volunteered by the applicant
Z223-298(LG)
[24-0490; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 32701]
- Z31. A public hearing to receive comments regarding an application for and an ordinance granting a TH-3(A) Townhouse District on property zoned a CR Community Retail District, on the southwest corner of Genstar Lane and Davenport Road
Recommendation of Staff: Approval
Recommendation of CPC: Approval
Z223-321(LC)
[24-0491; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 32702]

ZONING CASES - UNDER ADVISEMENT – INDIVIDUAL

- Z32. A public hearing to receive comments regarding an application for an MU-1 Mixed Use District on property zoned an R-10(A) Single Family District, on the northeast line of Seagoville Road, southeast of Ravenview Road
Recommendation of Staff: Approval
Recommendation of CPC: Denial without prejudice
Z223-195(AU)
Note: This item was deferred by the City Council before opening public hearings on December 13, 2023 and February 14, 2024 and is scheduled for consideration on March 27, 2024.
[24-0492; HEARING OPEN; DEFERRED TO MAY 22, 2024 BY COUNCILMEMBER NARVAEZ]

MISCELLANEOUS HEARINGS

Budget and Management Services

- PH1. A public hearing to receive comments on the FY 2024-25 Operating, Capital, and Grant & Trust Budgets - Financing: No cost consideration to the City
[24-0493; HEARING CLOSED]

Department of Housing & Neighborhood Revitalization

- PH2. A public hearing to receive comments on Substantial Amendment No. 3 to the FY 2023-24 Action Plan for the Community Development Block Grant (CDBG) Funds from the U.S. Department of Housing and Urban Development to reprogram unspent prior year CDBG funds in the total amount of \$4,500,000.00 from the Home Improvement & Preservation Program to the Residential Development Acquisition Loan Program; and, at close of the public hearing, authorize final adoption of Substantial Amendment No. 3 to the FY 2023-24 Action Plan - Financing: No cost consideration to the City
[24-0494; HEARING CLOSED; APPROVED]

Park & Recreation Department

- PH3. 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 Bachman Creek Greenbelt located at 3900 Shorecrest Drive, by Dallas Water Utilities for the construction of an 8-inch wastewater line totaling approximately 1,682 square feet of land, and a 30-inch stormwater line totaling approximately 1,580 square feet of land, for the public benefit and execution of a development agreement with UG Bluffview LP for the reconstruction of trail affected by the easement - Revenue: Capital Gifts, Donation and Development Fund \$39,147.00
[24-0495; HEARING CLOSED; APPROVED]
- PH4. 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 Lawnview Park located at 5500 Scyene Road, by Dallas Water Utilities for the construction of a 16-inch water line totaling approximately 40,846 square feet (0.94 acres) of land and a 30-inch wastewater line totaling approximately 81,664 square feet (1.88 acres) of land, for the public benefit; and, at the close of the public hearing consideration of a resolution authorizing the proposed use of parkland pursuant to Chapter 26 of the Texas Parks and Wildlife Code - Estimated Revenue: Capital Gifts, Donation and Development Fund \$724.30
[24-0496; CORRECTED; HEARING CLOSED; APPROVED]
- PH5. 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 Orbiter Park located at 9100 Orbiter Drive, by Dallas Water Utilities for the construction of a 16-inch water line totaling approximately 10,071 square feet (0.23 acres) of land, for the public benefit; and, at the close of the public hearing consideration of a resolution authorizing the proposed use of parkland pursuant to Chapter 26 of the Texas Parks and Wildlife Code - Estimated Revenue: Capital Gifts, Donation and Development Fund \$700.00
[24-0497; CORRECTED; HEARING CLOSED; APPROVED]