

# City of Dallas

*1500 Marilla Street  
Dallas, Texas 75201*



## **ANNOTATED COUNCIL AGENDA**

**January 8, 2020**

**3:11 P.M. – 8:23 P.M.**

**[20-0100; HELD]**

Invocation and Pledge of Allegiance (Council Chambers)

Agenda Item/Open Microphone Speakers  
[20-0101]

### **VOTING AGENDA**

1. [19-2041](#) Approval of Minutes of the December 11, 2019 City Council Meeting  
[20-0102; APPROVED]

### **CONSENT AGENDA** [20-0103; APPROVED]

#### **Department of Aviation**

2. [19-1885](#) Authorize a contract for the construction of the Dallas Love Field Garages A and B Fire Suppression Systems Project - Holt Construction Corporation, only bidder - Not to exceed \$1,418,840.47 - Financing: Aviation Fund  
[20-0104; APPROVED]

#### **Department of Public Works**

3. [19-1924](#) Authorize a professional services contract with The Kercher Group, Inc. to provide Pavement Management Consultant Services including pavement modeling evaluation, evaluation and review of current practices, quality management review of pavement condition data collection, and review of sidewalk and alley management practices - Not to exceed \$232,431.58 - Financing: General Fund  
[20-0105; APPROVED]
4. [19-1601](#) Authorize a construction contract for the street reconstruction of Highland Road from Ferguson Road to Primrose Drive - Tiseo Paving Company, lowest responsible bidder of three - Not to exceed \$3,996,741.65 - Financing: Street and Transportation Improvements Fund (2012 Bond Funds) (\$1,410,077.05), Capital Projects Reimbursement Fund (\$733,357.00), Street and Alley Improvement Fund (\$500,000.00), Water Utilities Capital Improvement Funds (\$1,314,772.60), and Water Utilities Capital Construction Funds (\$38,535.00)  
[20-0106; APPROVED AS AN INDIVIDUAL ITEM]
5. [19-1979](#) Authorize a construction contract for the new roofing restoration project at Sullivan House at Dallas Heritage Village located at 1515 South Harwood Street - Phoenix I Restoration and Construction, Ltd., only proposer - Not to exceed \$205,000.00 - Financing: Cultural Arts (F) Fund (2017 Bond Funds)  
[20-0107; APPROVED]
6. [19-1758](#) Authorize an increase to the construction services contract with Pavecon Public Works, LP for additional work associated with the construction of water and wastewater main improvements for Wheatland Road Phase 1B from 1,745 feet east of the Dallas city limit to the city limit line - Not to exceed \$118,866.36, from \$3,894,458.38 to \$4,013,324.74 - Financing: Water Utilities Capital Improvement Funds (\$118,399.96) and Water Construction Fund (\$466.40)  
[20-0108; APPROVED]

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

7. [19-1712](#) Authorize Supplemental Agreement No. 5 to the professional services contract with WSP USA, Inc., formerly known as Parsons Brinkerhoff, Inc., for additional engineering design of retaining walls required to prevent encroachment into adjacent properties and design modifications to mitigate high soil sulphates along Chalk Hill Road from Interstate Highway 30 (IH-30) westbound frontage road to Singleton Boulevard and the revision of the soil nail wall plan due to a gas main conflict along Chalk Hill Road from Davis Street to 800 feet south of IH-30 - Not to exceed \$125,446.48, from \$1,430,649.28 to \$1,556,095.76 - Financing: Street and Transportation Improvements Fund (2006 Bond Funds)  
**[20-0109; APPROVED]**

**Department of Sustainable Development and Construction**

8. [19-1564](#) Authorize acquisition from Charles T. Simmons and Nan Simmons, of approximately 11,736 square feet of land improved with a manufactured dwelling located in Van Zandt County for the Lake Tawakoni 144-inch Transmission Pipeline Project - Not to exceed \$38,866.00 (\$35,866.00, plus closing costs and title expenses not to exceed \$ 3,000.00) - Financing: Water Construction Fund  
**[20-0110; APPROVED]**
9. [19-1716](#) Authorize acquisition from Garland W. Martin, of approximately 46,187 square feet of land improved with a single-family dwelling located in Hunt County for the Lake Tawakoni 144-inch Transmission Pipeline Project - Not to exceed \$121,442.00 (\$118,442.00, plus closing costs and title expenses not to exceed \$3,000.00) - Financing: Water Construction Fund  
**[20-0111; APPROVED]**
10. [19-1858](#) Authorize **(1)** the quitclaim of 11 properties acquired by the taxing authorities from the Tax Foreclosure Sheriff's Sale that will be sold to the highest qualified bidders; and **(2)** the execution of release of liens for any non-tax liens that may have been filed by the City and were included in the foreclosure judgment (list attached to the Agenda Information Sheet) - Estimated Revenue: \$194,000.00 (see Fiscal Information)  
**[20-0112; APPROVED]**
11. [19-1849](#) Authorize an amendment to an existing lease agreement with Dallas Children's Advocacy Center, to extend the lease agreement for an additional five-years for approximately 2,500 square feet of office space located at 5351 Samuel Boulevard, Rooms 170-189, for the continued use as the Dallas Police Department's Youth and Family Crime Division for the period March 1, 2020 through February 28, 2025 - Not to exceed \$288,000.00 - Financing: General Fund (subject to annual appropriations)  
**[20-0113; APPROVED AS AN INDIVIDUAL ITEM]**

**CONSENT AGENDA** (continued)**Department of Sustainable Development and Construction** (continued)

12. [19-1619](#) A resolution authorizing the conveyance of a wastewater easement containing approximately 2,600 square feet of land to Kaufman County Municipal Utility District No. 5 for the construction, maintenance and use of wastewater facilities across City-owned land located in Kaufman County - Revenue: General Fund \$1,000.00  
**[20-0114; APPROVED]**
13. [19-2025](#) A resolution amending **(1)** the City Plan Commission's Rules of Procedure; **(2)** the Landmark Commission's Rules of Procedure; and **(3)** the Board of Adjustment's Rules of Procedure by amending certain sections to comply with state law changes pertaining to input from members of the public - Financing: No cost consideration to the City  
**[20-0115; APPROVED]**
14. [19-1365](#) An ordinance abandoning a portion of a sanitary sewer easement to Pan Coastal Limited Partnership, the abutting owner, containing approximately 8,892 square feet of land, located near the intersection of Lemmon and Oak Grove Avenues - Revenue: General Fund \$5,400.00, plus the \$20.00 ordinance publication fee  
**[20-0116; APPROVED; ORDINANCE 31416]**

**Fire-Rescue Department**

15. [19-1585](#) Authorize an annual payment in the amount of \$130,000.00 per year for five years to the Dallas/Fort Worth International Airport to provide basic, live fire drills and advanced specialized aircraft/fire training to aircraft-rescue firefighters at Dallas Love Field and Dallas Executive Airport - Not to exceed \$650,000.00 - Financing: Aviation Fund (subject to annual appropriations) (see Fiscal Information)  
**[20-0117; APPROVED]**

**CONSENT AGENDA** (continued)**Office of Economic Development**

16. [19-1794](#) Authorize the following: **(1)** a New Markets Tax Credit transaction (“NMTC Transaction”) between the Dallas Development Fund and its subsidiaries, Capital One N.A. and its subsidiaries (“Capital One”), and 3662 Investors, LP and/or its affiliates or subsidiaries for improvements within the Red Bird Mall Redevelopment Project (“Project”) located at 3662 West Camp Wisdom Road; and **(2)** a second amendment to the Chapter 380 Grant Agreement with WCWRD Inc and its affiliates or subsidiaries (“Developer”), a first amendment to the Tax Increment Development, Chapter 380 Grant, and Chapter 380 Loan Agreement with Developer, and to amend or execute any other documents necessary to **(A)** release the property owned by OMRB LLC (being the Foot Locker) and the property owned by OMRB II LLC (being the Lawn) from the lien Deed of Trust and the indebtedness evidenced by the City’s 15-year interest only loan; **(B)** specifically remove the condition of the disbursement of the second loan installment that all 2017 General Obligation Bond Funds be fully disbursed and expended by Developer and allow the second loan installment to be disbursed on or before January 31, 2020; **(C)** increase the Developer’s required total minimum investment for the Project by \$1,000,000.00 from \$115,000,000.00 to \$116,000,000.00 as consideration for (A) and (B); and **(D)** make such other modifications which may be necessary to effectuate the foregoing amendments - Financing: No cost consideration to the City **[20-0118; APPROVED AS AN INDIVIDUAL ITEM]**

**Office of Emergency Management**

17. [19-1918](#) Authorize **(1)** the first amendment to the grant agreement with the U.S. Department of Homeland Security (DHS), Federal Emergency Management Agency passed through the Texas Office of the Governor-Homeland Security Grants Division for the FY 2017 Homeland Security Grant, which includes the Urban Area Security Initiative (UASI) and the State Homeland Security Program (Federal/State Award ID No. EMW-2017-SS-00005/State Grant No. 2980503, CFDA No. 97.067) to accept additional grant funds in the amount of \$139,509.95, from \$5,634,605.25 to \$5,774,115.20 to provide funding for activities related to enhancing preparedness and building capacity to prepare for, prevent and respond to complex coordinated terrorist attacks for the period September 1, 2017 through February 29, 2020; **(2)** an increase in appropriations in an amount not to exceed \$139,509.95 in the DHS-FY2017 Homeland Security Grant-UASI 17-20 Fund; **(3)** the receipt and deposit of grant funds in an amount not to exceed \$139,509.95 in the DHS-FY2017 Homeland Security Grant-UASI 17-20 Fund; and **(4)** execution of the grant agreement and all terms, conditions, and documents required by the agreement - Not to exceed \$139,509.95, from \$5,634,605.25 to \$5,774,115.20 - Financing: U.S. Department of Homeland Security Grant Funds **[20-0119; APPROVED]**

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

18. [19-1946](#) Authorize a three-year service price agreement for overhead and gantry crane periodic inspections, maintenance, repairs, and parts - Royal Arc Welding Co., lowest responsible bidder of two - Estimated amount of \$356,880 - Financing: General Fund (\$20,200), Equipment and Fleet Management Fund (\$12,890), Dallas Water Utilities Fund (\$268,775), Storm Drainage Management Operations Fund (\$15,915), Sanitation Operation Fund (\$35,200), and Aviation Fund (\$3,900)  
**[20-0120; APPROVED]**
19. [19-1582](#) Authorize a three-year service price agreement for the rental of cranes with operators for the Department of Equipment and Fleet Management - Maxim Crane Works, L.P., lowest responsible bidder of two - Estimated amount of \$485,170 - Financing: General Fund  
**[20-0121; APPROVED]**
20. [19-1877](#) Authorize a three-year service price agreement for emergency generator repair and maintenance for citywide use - LJ Power, Inc., lowest responsible bidder of three - Estimated amount of \$673,610 - Financing: General Fund (\$257,475), Dallas Water Utilities Fund (\$299,980), Communication Services Fund (\$43,085), Aviation Fund (\$28,125), Storm Drainage Management Operations Fund (\$20,260), Sanitation Operation Fund (\$13,155), and Convention and Event Services Fund (\$11,530)  
**[20-0122; APPROVED]**
21. [19-1871](#) Authorize a five-year cooperative purchasing agreement for diversity compliance tracking software and related support services for the Office of Business Diversity with AskReply, Inc. dba B2GNow through the Texas Department of Information Services cooperative agreement - Not to exceed \$142,130 - Financing: General Fund (subject to annual appropriations)  
**[20-0123; APPROVED]**
22. [19-1911](#) Authorize a two-year master agreement for small cast iron fittings for Dallas Water Utilities - Fortiline, Inc. dba Fortiline Waterworks, lowest responsible bidder of three - Estimated amount of \$185,000 - Financing: Dallas Water Utilities Fund  
**[20-0124; APPROVED]**
23. [19-1798](#) Authorize a three-year master agreement for the purchase of agricultural pesticides and herbicides for various City departments - Rentokil North America, Inc. dba Target Specialty Products in an estimated amount of \$2,413,642.14, The J R Simplot Company in an estimated amount of \$1,475,750.34, and Winfield Solutions, LLC dba Winfield United in an estimated amount of \$792,688.98, lowest responsible bidders of three - Total estimated amount of \$4,682,081.46 - Financing: General Fund  
**[20-0125; REMANDED TO THE ENVIRONMENT AND SUSTAINABILITY COUNCIL COMMITTEE BY COUNCILMEMBER BAZALDUA]**

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

24. [19-1735](#) Authorize a three-year master agreement for janitorial supplies, trash bags, and liners for citywide use - M A N S Distributors, Inc. in an estimated amount of \$9,641,648.08, Eagle Brush & Chemical, Inc. in an estimated amount of \$1,242,500.00, Interboro Packaging Corp. in an estimated amount of \$644,926.10, Pollock Investments, Inc. dba Pollock Distributors in an estimated amount of \$29,265.74, Complete Supply, Inc. in an estimated amount of \$24,512.00, and All American Poly Corp. in an estimated amount of \$10,333.70, lowest responsible bidders of ten - Total estimated amount of \$11,593,185.62 - Financing: General Fund (\$3,252,078.66), Aviation Fund (\$7,836,614.53), Dallas Water Utilities Fund (\$306,020.63), Sanitation Operation Fund (\$88,426.67), Convention and Event Services Fund (\$77,333.17), Storm Drainage Management Operations Fund (\$32,211.96), and Communication Service Fund (\$500.00)  
**[20-0126; APPROVED]**
25. [19-239](#) Authorize a five-year master agreement for office supplies for citywide use with Office Depot, Inc. through the Public Sourcing Solutions cooperative agreement, Staples Business Advantage through the Sourcewell cooperative agreement, Greenwood Office Outfitters through the National Cooperative Purchasing Alliance cooperative agreement, and Limitless Office Products through the Omnia Partners cooperative agreement and The Interlocal Purchasing System cooperative agreement - Estimated amount of \$6,180,000 - Financing: Various Funds (see Fiscal Information)  
**[20-0127; APPROVED]**
26. [19-1791](#) Authorize a five-year master agreement for airport identification badging materials for the Department of Aviation - IRIS Ltd., Inc., lowest responsible bidder of six - Estimated amount of \$194,898 - Financing: Aviation Fund  
**[20-0128; APPROVED]**
27. [19-1786](#) Authorize Supplemental Agreement No. 1 to exercise the first of two, one-year renewal options to the service contract with IAPP, Inc. to provide stagehand, tech labor, and setup labor for the Office of Arts and Culture - Not to exceed \$100,000 - Financing: General Fund (subject to annual appropriations)  
**[20-0129; APPROVED]**

**CONSENT AGENDA** (continued)**Office of Strategic Partnerships & Government Affairs** (continued)

28. [19-1442](#) Authorize **(1)** the acceptance of a grant from the U.S. Departments of Commerce and Transportation through the State of Texas Commission on State Emergency Communications (CSEC) for the Federal 911 Grant Program (Grant No. 20C-0031-Dallas ECD/Federal ID No. 69N37619300000911 TX0, CFDA No. 20.615) in the amount of \$3,245,088.00 to implement the Next Generation 911 System for the period from execution date through March 31, 2022; **(2)** the establishment of appropriations in an amount not to exceed \$5,408,480.00 in the CSEC-Federal 911 Grant Program 19-22 Fund; **(3)** the receipt and deposit of funds in an amount not to exceed \$3,245,088.00 in the CSEC-Federal 911 Grant Program 19-22 Fund; **(4)** a required local match in an amount not to exceed \$2,163,392.00 from the 911 System Operations Fund; **(5)** an increase in appropriations in an amount not to exceed \$2,163,392.00 from the 911 System Operations Fund; and **(6)** execution of the grant agreement with the State of Texas CSEC and all terms, conditions, and documents required by the agreement - Not to exceed \$5,408,480.00 - Financing: U.S. Departments of Commerce and Transportation Grant Funds (\$3,245,088.00) and 911 System Operations Fund (\$2,163,392.00)  
**[20-0130; APPROVED]**

**Park & Recreation Department**

29. [19-1981](#) Authorize **(1)** a Project Funding Agreement with Dallas County, County Transportation Major Capital Improvement Projects 10233, for trail design of Phase 1 of the Trinity Forest Spine Trail from the Santa Fe Trail just north of Tenison Park Golf Course to the Dallas Area Rapid Transit Lawnview Station located at 5900 Scyene Road; **(2)** the receipt and deposit of funds in an amount not to exceed \$500,000.00 from Dallas County for the County's share of the project cost in the Capital Gifts, Donation and Development Fund; **(3)** the establishment of appropriations in an amount not to exceed \$500,000.00 in the Capital Gifts, Donation and Development Fund; and **(4)** execution of the agreement including all terms, conditions, and documents required by the agreement - Financing: This action has no cost consideration to the City (see Fiscal Information for potential future costs)  
**[20-0131; APPROVED AS AN INDIVIDUAL ITEM]**
30. [19-1959](#) Authorize a construction services contract for playing surface and irrigation system renovations of soccer fields at Kiest Park located at 3080 South Hampton Road, Crawford Memorial Park located at 8700 Elam Road, Samuell-Garland Park located at 12200 Garland Road and Harry S. Moss Park located at 8000 Greenville Avenue with Sports Field Holdings LLC d/b/a Sports Field Solutions through the Texas Association of School Boards - Not to exceed \$1,114,728.00 - Financing: Samuell Park Expense Trust Fund (\$555,015.00), Park and Recreation Athletic Field Maintenance Fund (\$152,592.00), and General Fund (\$407,121.00)  
**[20-0132; APPROVED]**

**CONSENT AGENDA** (continued)**Park & Recreation Department** (continued)

31. [19-1992](#) Authorize a contract for the construction of the addition of a senior activity center, technology center, and gymnasium and expansion of the parking lot at Willie B. Johnson Recreation Center located at 12225 Willowdell Drive - J.C. Commercial, Inc., best value proposer of eight - Not to exceed \$7,199,777.00 - Financing: Park and Recreation Facilities (B) Fund (2017 Bond Funds)  
**[20-0133; APPROVED]**
32. [19-1983](#) Authorize **(1)** an increase in the construction services contract with Phoenix I Restoration and Construction, Ltd. to add increased scope of work for the Hall of State Restoration Project located at 3939 Grand Avenue in Fair Park; **(2)** the receipt and deposit of funds in an amount not to exceed \$311,700.00 from the State Fair of Texas in the Fair Park Capital Reserves Fund; and **(3)** an increase in appropriations in an amount not to exceed \$311,700.00 in the Fair Park Capital Reserves Fund - Not to exceed \$980,360.00, from \$8,754,600.00 to \$9,734,960.00 - Financing: Fair Park Improvements (C) Fund (\$668,660.00) and Fair Park Capital Reserves Fund (\$311,700.00)  
**[20-0134; APPROVED]**
33. [19-1988](#) Authorize Supplemental Agreement No. 3 to the professional services contract with M. Arthur Gensler, Jr. & Associates, Inc. for additional architectural and engineering services during the construction administration phase for the Hall of State Facility Improvements Project located at 3939 Grand Avenue - Not to exceed \$220,341.60, from \$1,340,432.06 to \$1,560,773.66 - Financing: Fair Park Improvements (C) Fund (2017 Bond Funds)  
**[20-0135; APPROVED]**

**Water Utilities Department**

34. [19-835](#) Authorize **(1)** approval of Industrial, Commercial, Institutional rebate applications from Texas Instruments Incorporated in the amount of \$71,326.49, S2 Tierra, LLC in the amount of \$87,185.98, NXRTBH Versailles, LLC in the amount of \$52,484.90, and NXRTBH Dana Point, LLC in the amount of \$32,632.98; and **(2)** an increase in appropriations in an amount not to exceed \$243,630.35 in the Water Conservation Program Fund - Total not to exceed \$243,630.35 - Financing: Water Conservation Program Fund  
**[20-0136; APPROVED]**
35. [19-1725](#) Authorize **(1)** an eighteen-month master agreement for water and wastewater small services installations in the amount of \$ 9,521,062.50; **(2)** a construction contract for the installation of water and wastewater mains at 10 locations in the amount of \$2,791,645.00 (list attached to the Agenda Information Sheet); and **(3)** an eighteen-month master agreement for water and wastewater mainline extensions and emergency mainline installations and relocations at various locations in the amount of \$4,511,139.50 - Omega Contracting, Inc., only bidder - Total not to exceed \$16,823,847.00 - Financing: Wastewater Construction Fund (\$8,421,473.07), Water Construction Fund (\$5,610,728.93), Wastewater Capital Improvement (D) Fund (\$1,718,027.00) and Water Capital Improvement (D) Fund (\$1,073,618.00)  
**[20-0137; APPROVED]**

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

36. [19-2042](#) 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)  
**[20-0138; INDIVIDUAL, FULL COUNCIL AND OFFICER APPOINTMENTS MADE TO BOARDS AND COMMISSIONS]**
37. [20-18](#) A resolution designating absences by Mayor Pro Tem Adam Medrano and Councilmember Cara Mendelsohn as being for "Official City Business" - Financing: No cost consideration to the City  
**[20-0139; APPROVED]**

**ITEMS FOR FURTHER CONSIDERATION****Office of Economic Development**

38. [20-15](#) Authorize a Chapter 380 economic development grant and loan agreement with P3 Holdings, LLC and/or its affiliates in an amount not to exceed \$700,000.00 in consideration of Royal Blue Grocery operations and expansion of locations in Dallas, in accordance with the City's Public/Private Partnership Program - Not to exceed \$700,000.00 - Financing: 2017 Bond Funds (Proposition I) (\$350,000.00) and Public/Private Partnership Fund (\$350,000.00) (This item was deferred on December 11, 2019)  
**[20-0140; APPROVED AS AMENDED]**

**ADDITIONS:**

Closed Session  
**[20-0141; HELD]**

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

- Legal issues regarding deaths occurring after police encounters.  
**[BRIEFED]**
- City of Dallas v. Blue Star Recycling LLC, et al., Cause No. DC-18-18651.
- **[BRIEFED]**

**OTHER ITEMS FOR INDIVIDUAL CONSIDERATION****Mayor and City Council**

Note: A motion to reconsider the December 11, 2019, City Council action must be adopted before this item can be reconsidered.

39. [20-92](#) Authorize a twenty-year agreement with one ten-year renewal option and two additional five-year renewal options, with Reverchon Park Sports and Entertainment, LLC, for the development, operation, and maintenance of a proposed new athletic field and stadium at Reverchon Park located at 3505 Maple Avenue - Annual Revenue: [Reverchon](#) Park ~~and Recreation~~ Beautification Fund \$30,000.00 ([see Fiscal Information](#))  
**[20-0142; APPROVED AS AMENDED]**

**PUBLIC HEARINGS AND RELATED ACTIONS****Department of Sustainable Development and Construction****ZONING CASES – CONSENT****[20-0143; APPROVED]**

- Z1. [19-2000](#) A public hearing to receive comments regarding an application for and **(1)** a resolution accepting the termination of existing deed restrictions [Z867-185 No. 2]; and **(2)** an ordinance granting an amendment to Planned Development District No. 468 to reduce a portion of Shopfront Overlay No. 7 on property zoned Subdistrict E (WMU-8) within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District, with SH Shopfront Overlay No. 7, and existing deed restrictions, on the southwest corner of North Beckley Avenue and West 6th Street  
Recommendation of Staff and CPC: Approval of the termination of existing deed restrictions [Z867-185 No. 2]; and approval of the reduction of the Shopfront Overlay No. 7  
Z189-115(CY)  
**[20-0144; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 31417]**
- Z2. [19-2004](#) A public hearing to receive comments regarding an application for and an ordinance granting a TH-2(A) Townhouse District and a resolution accepting the deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District on the south side of Falls Drive and the north side of Wright Street, east of South Franklin Street  
Recommendation of Staff and CPC: Approval, subject to deed restrictions volunteered by the applicant  
Z189-238(CY)  
**[20-0145; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED WITH THE ORDINANCE AND DEED RESTRICTIONS TO RETURN AT A LATER DATE]**
- Z3. [19-2005](#) A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 391, on the northeast and southeast corners of Newkirk Street and Joe Field Road  
Recommendation of Staff and CPC: Approval, subject to a revised development plan and conditions  
Z189-295(AU)  
**[20-0146; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 31418]**
- Z4. [19-2006](#) A public hearing to receive comments regarding an application for and an ordinance granting an MU-2 Mixed Use District on property zoned Planned Development District No. 85, on the northeast corner of Greenville Avenue and Pineland Drive, south of Walnut Hill Lane  
Recommendation of Staff and CPC: Approval  
Z189-323(AU)  
**[20-0147; HEARING OPEN; DEFERRED TO JANUARY 22, 2020 BY COUNCILMEMBER GATES]**

**PUBLIC HEARINGS AND RELATED ACTIONS** (continued)**Department of Sustainable Development and Construction** (continued)**ZONING CASES – CONSENT** (continued)

- Z5. [19-2007](#) A public hearing to receive comments regarding an application for and a resolution accepting an amendment to the existing deed restrictions [Z134-198] on property zoned a TH-1(A) Townhouse District with deed restrictions, on the southeast corner of North Denley Drive and May Hall Street  
Recommendation of Staff and CPC: Approval, subject to amended deed restrictions volunteered by the applicant  
Z189-324(JM)  
**[20-0148; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED]**
- Z6. [19-2008](#) A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for R-7.5(A) Single Family District uses and an electrical substation use on property zoned an R-7.5(A) Single Family District, on the west line of Southeast 14th Street, south of Skyline Road  
Recommendation of Staff and CPC: Approval, subject to a development plan, landscape plan, and conditions  
Z189-330(SM)  
**[20-0149; HEARING CLOSED; APPROVED AS AMENDED; ORDINANCE 31419]**
- Z7. [19-2009](#) A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2272 for a late-hours establishment limited to a restaurant without drive -in or drive-through service use on property zoned Planned Development District No. 842 for CR Community Retail District uses with an MD-1 Modified Delta Overlay, on the east line of Greenville Avenue, between Prospect Avenue and Oram Street  
Recommendation of Staff and CPC: Approval for a two-year period, subject to conditions  
Z189-333(PD)  
**[20-0150; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 31420]**
- Z8. [19-2010](#) A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development Subdistrict for GR General Retail uses on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the north corner of Howell Street and Routh Street  
Recommendation of Staff and CPC: Approval, subject to a conceptual plan, Tract I development plan, Tract I landscape plan, and conditions  
Z189-337(JM)  
**[20-0151; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 31421]**

**PUBLIC HEARINGS AND RELATED ACTIONS** (continued)**Department of Sustainable Development and Construction** (continued)**ZONING CASES – CONSENT** (continued)

- Z9. [19-2011](#) A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 2127 for a restaurant without drive-in or drive-through service use on property zoned Planned Development District No. 619 with Historic Overlay No. 87 [Republic National Bank (Davis) Building], on the northwest corner of Main Street and Four Way Place Mall  
Recommendation of Staff and CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions  
Z189-340(AU)  
**[20-0152; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 31422]**
- Z10. [19-2012](#) A public hearing to receive comments regarding an application for and an ordinance granting an IR Industrial Research District on property zoned Planned Development District No. 798, on the northeast side of Redfield Street and northwest side of Butler Street  
Recommendation of Staff and CPC: Approval  
Z189-344(JM)  
**[20-0153; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 31423]**
- Z11. [19-2013](#) A public hearing to receive comments regarding an application for and an ordinance granting an MF-2(A) Multifamily Subdistrict and a resolution accepting the deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, west of the intersection of Metropolitan Avenue at South Malcolm X Boulevard  
Recommendation of Staff and CPC: Approval, subject to deed restrictions volunteered by the applicant  
Z189-345(JM)  
**[20-0154; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 31424]**
- Z12. [19-2014](#) A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for an alcoholic beverage establishment limited to a microbrewery, distillery, or winery use on property zoned Subdistrict A within Planned Development District No. 619, with Historic Overlay No. 121, the Dallas Power and Light Building, on the southeast corner of Commerce Street and Browder Street  
Recommendation of Staff and CPC: Approval for a two-year period, subject to a site plan and conditions  
Z189-351(JM)  
**[20-0155; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 31425]**

**PUBLIC HEARINGS AND RELATED ACTIONS** (continued)**Department of Sustainable Development and Construction** (continued)**ZONING CASES – CONSENT** (continued)

- Z13. [19-2015](#) A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for R-5(A) Single Family District uses and a public school other than an open-enrollment charter school use on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District with Historic Overlay District No. 62, James Madison High School, on the south corner of Martin Luther King Jr. Boulevard and Meadow Street  
Recommendation of Staff and CPC: Approval, subject to a development plan, traffic management plan, and conditions  
Z189-352(PD)  
**[20-0156; HEARING CLOSED; DENIED WITHOUT PREJUDICE BY COUNCILMEMBER BAZALDUA]**
- Z14. [19-2016](#) 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-in window use on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, bounded by Cedar Springs Road, Fairmount Street and Howell Street  
Recommendation of Staff and CPC: Approval for a five-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions  
Z189-358(PD)  
**[20-0157; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 31426]**
- Z15. [19-2017](#) A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 590 for a mix of uses on property zoned Planned Development District No. 590, on the northwest corner of Whitehurst Drive and Meadowknoll Drive  
Recommendation of Staff and CPC: Approval, subject to a revised development/landscape plan, a traffic management plan, and conditions  
Z189-361(PD)  
**[20-0158; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 31427]**
- Z16. [19-2018](#) A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for an animal shelter or clinic without outside runs use on property zoned Tract 6A within Planned Development District No. 170, on the southwest corner of Preston Road and Lloyd Drive  
Recommendation of Staff and CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions  
Z189-364(SM)  
**[20-0159; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 31428]**

**PUBLIC HEARINGS AND RELATED ACTIONS** (continued)**Department of Sustainable Development and Construction** (continued)**ZONING CASES – INDIVIDUAL**

- Z17. [19-2019](#) ~~A public hearing to receive comments regarding an application for **(1)** an ordinance granting a Planned Development District for mixed uses; and **(2)** an ordinance terminating Specific Use Permit No. 1172 for a private school and child care facility on property zoned Planned Development District No. 314, the Preston Center Special Purpose District; an MF-1(A) Multifamily District; and an R-7.5(A) Single Family District with Specific Use Permit No. 1172, on the north side of Colgate Avenue, between Lomo Alto Drive and Douglas Avenue~~  
~~Recommendation of Staff: Approval of a Planned Development District, subject to a conceptual plan, development plans, height and setbacks diagram, mixed use development parking chart, and staff's recommended conditions; and approval of the termination of Specific Use Permit No. 1172~~  
~~Recommendation of CPC: Approval of a Planned Development District, subject to a conceptual plan, development plans, height and setbacks diagram, mixed use development parking chart, and conditions; and approval of the termination of Specific Use Permit No. 1172~~  
~~Z178-358(JM/AU)~~  
**[20-0160; DELETED]**
- Z18. [19-2020](#) 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 an alcoholic beverage establishment operated as a bar, lounge or tavern use on property zoned Planned Development District No.842 for CR Community Retail District uses, on the west side of Greenville Avenue, southeast of Ross Avenue  
Recommendation of Staff: Approval for a three-year period, subject to a site plan and conditions  
Recommendation of CPC: Approval for a one-year period, subject to a site plan and conditions  
Z189-190(PD)  
**[20-0161; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 31429]**
- Z19. [19-2021](#) 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 use on property zoned an LI-D-1 Light Industrial District with a D-1 Liquor Control Overlay, on the southwest corner of Forney Road and South Buckner Boulevard  
Recommendation of Staff: Approval for a two-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 two-year period, subject to a site plan and conditions  
Z189-217(AU)  
**[20-0162; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 31430]**

**PUBLIC HEARINGS AND RELATED ACTIONS** (continued)**Department of Sustainable Development and Construction** (continued)**ZONING CASES – INDIVIDUAL** (continued)

- Z20. [19-2022](#) A public hearing to receive comments regarding an application for **(1)** an ordinance granting a D-1 Liquor Control Overlay; **(2)** an ordinance granting a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet use; and **(3)** an ordinance granting a Specific Use Permit for a mini-warehouse use on property zoned a CR-D Community Retail District with D Liquor Control Overlay, on the southeast corner of Military Parkway and North St. Augustine Road  
Recommendation of Staff: Approval of a D-1 Liquor Control Overlay, approval of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions; and approval of a Specific Use Permit for a mini-warehouse use 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 of a D-1 Liquor Control Overlay, approval of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet for a two-year period, subject to a site plan and conditions; and approval of a Specific Use Permit for a mini-warehouse use for a ten-year period, subject to a site plan and conditions  
Z189-221(CT)  
**[20-0163; HEARING OPEN; DEFERRED TO FEBRUARY 12, 2020 BY COUNCILMEMBER BAZALDUA]**
- Z21. [19-1982](#) ~~A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development Subdistrict for GR General Retail uses on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the west corner of Lemmon Avenue and Oak Lawn Avenue~~  
~~Recommendation of Staff: Denial~~  
~~Recommendation of CPC: Approval, subject to a development plan, landscape plan, and conditions~~  
~~Z189-316(PD)~~  
**[20-0164; DELETED]**
- Z22. [19-2023](#) A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1454 for a detached non-premise sign use on property zoned MU-1(SAH) Mixed Use (Standard Affordable Housing) District with existing deed restrictions [Z934-241 and Z112-277], on the northeast corner of Meandering Way and Interstate Highway 635 [Lyndon B. Johnson Freeway]  
Recommendation of Staff: Approval for a ten-year period, subject to conditions  
Recommendation of CPC: Approval for a five-year period, subject to conditions  
Z189-317(AM)  
**[20-0165; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 31431]**

**PUBLIC HEARINGS AND RELATED ACTIONS** (continued)**Department of Sustainable Development and Construction** (continued)**ZONING CASES – INDIVIDUAL** (continued)

- Z23. [19-2024](#) A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for an open-enrollment charter school use on property zoned an MC-3 Multiple Commercial District, on the northwest corner of Frankford Road and Highland Springs Way  
Recommendation of Staff: Approval for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan, traffic management plan, and conditions  
Recommendation of CPC: Approval for a five-year period, subject to a site plan, traffic management plan, and conditions  
Z189-359(SM)  
**[20-0166; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 31432]**

**DEVELOPMENT CODE AMENDMENTS – INDIVIDUAL****Office of Historic Preservation**

- PH1. [19-2003](#) A public hearing to receive comments regarding consideration of an amendment to Chapters 51 and 51A, Dallas Development Code, Sections 51-4.500 and 51A-4.500 to amend existing language for historic designation initiation, designation, and appeal processes and procedures and an ordinance granting the amendments DCA189-002  
Recommendation of Staff: Approval of staff recommended amendments  
Recommendation of Landmark Commission: Approval of LMC recommended amendments  
Recommendation of CPC: Approval  
**[20-0167; HEARING CLOSED; APPROVED AS AMENDED; ORDINANCE 31433]**

**MISCELLANEOUS HEARINGS****Park & Recreation Department**

- PH2. [19-1888](#) A public hearing to receive comments on the proposed use of a portion of Brownwood Park located at 3400 Walnut Hill Lane, totaling approximately 20,159 square feet of land, and temporary use of approximately 7,227 square feet of land by Dallas Water Utilities for the construction of a 36-inch wastewater main and a 10-inch wastewater line for the benefit of the public; and at the close of the public hearing, consideration of a resolution authorizing the proposed use of parkland pursuant to Chapter 26 of the Texas Parks and Wildlife Code - Financing: No cost consideration to the City  
**[20-0168; HEARING CLOSED; APPROVED]**