

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, JANUARY 8, 2020

20-0100
VOTING AGENDA MEETING
CITY COUNCIL CHAMBER, CITY HALL
MAYOR ERIC JOHNSON, PRESIDING

PRESENT: [15] Johnson, Medrano, McGough, West, Thomas, Arnold, Resendez, Narvaez,
Bazaldua, Atkins, Blackmon, Kleinman, Mendelsohn, Gates, Blewett

ABSENT: [0]

The meeting was called to order at 3:11 p.m. with a quorum of the city council present.

The invocation was given by Yaakov Rich, Rabbi of Congregation Toras Chaim.

Councilmember Narvaez led the pledge of allegiance of the United States of America and Texas State Flag.

The meeting agenda, posted in accordance with Chapter 551, "OPEN MEETINGS," of the Texas Government Code, was presented.

The meeting recessed to closed session at 5:35 p.m. and reconvened to open session at 6:45 p.m. [*Arnold (6:50 p.m.), *Bazaldua (6:47 p.m.)]

After all business properly brought before the city council had been considered, the city council adjourned at 8:23 p.m.

Mayor

ATTEST:

City Secretary

Date Approved

The annotated agenda is attached to the minutes of this meeting as EXHIBIT A.

The actions taken on each matter considered by the city council are attached to the minutes of this meeting as EXHIBIT B.

Ordinances, resolutions, reports and other records pertaining to matters considered by the city council, are filed with the City Secretary as official public records and comprise EXHIBIT C to the minutes of this meeting.

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

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, JANUARY 8, 2020

EXHIBIT A

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, JANUARY 8, 2020

EXHIBIT B

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 8, 2020

20-0101

CITIZEN SPEAKERS

In accordance with the City Council Rules of Procedure, the city council provided "open microphone" opportunities for the following individuals to comment on matters that were scheduled on the city council voting agenda or to present concerns or address issues that were not matters for consideration listed on the posted meeting agenda:

OPEN MICROPHONE – BEGINNING OF MEETING:

SPEAKER: Joe Stokes, 8930 San Benito Way (handout provided)
SUBJECT: Toxic waste added to the environment

SPEAKER: Hank Black, 8722 Diceman Dr. (handout provided)
SUBJECT: Fluoride - opposed to adding to water

SPEAKER: Peter Mondo, 9244 Peninsula Dr.
SUBJECT: Fluoride

SPEAKER: Regina Imburgia, 5423 Goodwin Ave. (handout provided)
SUBJECT: Fluoride in water

SPEAKER: Victor Honey, 10230 Harry Hines Blvd.
SUBJECT: Dallas Police Chief/violent crime

OPEN MICROPHONE – END OF MEETING:

SPEAKER: Kendall Richardson, 3090 Spruce Valley Ln.
SUBJECT: A call to prayer

SPEAKER: Joy Momin, 640 S. Moore St.
SUBJECT: Addition of fluoride in the water

SPEAKER: Carol Bell-Walton, 6705 Velasco Ave.
SUBJECT: Reverchon Park

SPEAKER: Irish Watson, 1700 Pacific Ave.
SUBJECT: Downtown parking issue

SPEAKER: Deloris Phillips, 567 W. Dickey Rd., Grand Prairie, TX (handout provided)
SUBJECT: DPD premeditated/Green Oaks

SPEAKER: Peyman Horri, 2215 Cedar Springs Rd.
SUBJECT: Unlawful application of exactions

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 8, 2020

20-0102

Item 1: Approval of Minutes of the December 11, 2019 City Council Meeting

Mayor Pro Tem Medrano moved to adopt the minutes as presented.

Motion seconded by Councilmember Bazaldua and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 8, 2020

20-0103

CONSENT AGENDA

Prior to consideration of the consent agenda, the following registered speaker addressed the city council:

Marvin Crenshaw, 3008 Pennsylvania Ave. [All Agenda Items]

The consent agenda consisted of consent agenda items 2-35.

Councilmember Blackmon requested consent agenda items 4, 23 and 29 be considered as individual items later in the meeting; there was no objection voiced by the city council.

Councilmember Bazaldua requested consent agenda items 11, 23, and 29 be considered as individual items later in the meeting; there was no objection voiced by the city council.

Councilmember Mendelsohn requested consent agenda item 16 be considered as an individual item later in the meeting; there was no objection voiced by the city council.

Councilmember Narvaez requested consent agenda item 23 be considered as an individual item later in the meeting; there was no objection voiced by the city council.

Therefore, the consent agenda, consisting of consent agenda items 2, 3, 5-10, 12-15, 17-22, 24-28 and 30-35 was presented for consideration.

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

Motion seconded by Councilmember Bazaldua and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 8, 2020

20-0104

Item 2: 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 8, 2020

20-0105

Item 3: 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 8, 2020

20-0106

Item 4: 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)

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

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

Councilmember Blackmon moved to adopt the item.

Motion seconded by Councilmember Narvaez and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 8, 2020

20-0107

Item 5: 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: CulturalArts (F) Fund (2017 Bond Funds)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 8, 2020

20-0108

Item 6: 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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 8, 2020

20-0109

Item 7: 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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 8, 2020

20-0110

Item 8: 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 8, 2020

20-0111

Item 9: 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 8, 2020

20-0112

Item 10: Authorize (1) the quitclaim of 11 properties acquired by the taxing authorities from the Tax Foreclosure Sheriffs 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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 8, 2020

20-0113

Item 11: 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)

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

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

Councilmember Bazaldua moved to adopt the item.

Motion seconded by Councilmember Atkins and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 8, 2020

20-0114

Item 12: 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 8, 2020

20-0115

Item 13: 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 8, 2020

20-0116

Item 14: 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

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 31416

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 8, 2020

20-0117

Item 15: 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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 8, 2020

20-0118

Item 16: 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

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

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

The city secretary announced Councilmember Mendelsohn had a conflict of interest and would abstain from voting or participating in any discussion. Councilmember Mendelsohn left the city council chamber.

Councilmember Atkins moved to adopt the item.

Motion seconded by Councilmember Thomas and unanimously adopted. (Mendelsohn abstain)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 8, 2020

20-0119

Item 17: 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 8, 2020

20-0120

Item 18: Authorize a three-year service price agreement for overhead crane periodic inspections, maintenance, repairs, and parts – Royal Arc Welding Co., lowest responsible bidder of two - Estimated \$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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 8, 2020

20-0121

Item 19: 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 8, 2020

20-0122

Item 20: 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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 8, 2020

20-0123

Item 21: 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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 8, 2020

20-0124

Item 22: 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 8, 2020

20-0125

Item 23: 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

Councilmembers Bazaldua, Blackmon and Narvaez requested the item be considered as an individual item later in the meeting; there was no objection voiced by the city council.

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

The following registered speaker addressed the city council on the item:

Carol Bell-Walton, 6705 Velasco Ave.

Councilmember Bazaldua moved to remand the item to the Environment and Sustainability Council Committee.

Motion seconded by Mayor Pro Tem Medrano.

Mayor Johnson called a vote and declared the item remanded on a divided vote with Councilmember Kleinman voting "No."

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 8, 2020

20-0126

Item 24: 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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 8, 2020

20-0127

Item 25: 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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 8, 2020

20-0128

Item 26: 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 8, 2020

20-0129

Item 27: 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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 8, 2020

20-0130

Item 28: 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 TXO, 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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 8, 2020

20-0131

Item 29: 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)

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

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

Councilmember Blackmon moved to adopt the item.

Motion seconded by Councilmember Bazaldua.

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

Philip Hiatt Haigh, 1910 Lansford Ave., representing Circuit Trail Conservancy

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 8, 2020

20-0132

Item 30: 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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 8, 2020

20-0133

Item 31: 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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 8, 2020

20-0134

Item 32: 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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 8, 2020

20-0135

Item 33: 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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 8, 2020

20-0136

Item 34: 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 8, 2020

20-0137

Item 35: 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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 8, 2020

20-0138

Item 36: Consideration of appointments to boards and commissions and the evaluation and duties of board and commission members (List of nominees is available in the City Secretary's Office)

The city secretary distributed a report showing nominations received and indicated the nominees met qualifications for service with the terms for appointment for the 2019-2021 term.

Councilmember Atkins moved to appoint the following:

- Jake Golvach, Denton County Resident, to the Reinvestment Zone Nine Board (Vickery Meadow);
- Jason L. Brown, Dallas County Resident, to the Reinvestment Zone Thirteen Board (Grand Park South);
- Stephanie G. Kunkle-Timko, General Public, to the Animal Advisory Commission;
- Loren Gilbert-Smith to the Community Police Oversight Board;
- Louis Gerard Renaud, Urban Planner and Cynthia Steiner, Historic Preservation, to the Landmark Commission;
- Lasheryl Leona Walker to the Martin Luther King Jr. Community Center Board; and
- Irwin W. Gart, Vice Chair, to the Senior Affairs Commission.

Motion seconded by Councilmember Narvaez and unanimously adopted. (Arnold absent when vote taken)

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

20-5151	ASC	ANIMAL ADVISORY COMMISSION
20-5152	CPO	COMMUNITY POLICE OVERSIGHT BOARD
20-5153	LMC	LANDMARK COMMISSION
20-5154	MLK	MARTIN LUTHER KING JR COMMUNITY CENTER BOARD
20-5155	RZ09	REINVESTMENT ZONE NINE BOARD (VICKERY MEADOW)
20-5156	RZ13	REINVESTMENT ZONE THIRTEEN BOARD (GRAND PARK SOUTH)
20-5157		BOARD OFFICERS

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 8, 2020

20-0139

Item 37: 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

The city secretary announced Mayor Pro Tem Medrano and Councilmember Mendelsohn had a conflict of interest and would abstain from voting or participating in any discussion. Mayor Pro Tem Medrano and Councilmember Mendelsohn left the city council chamber.

Councilmember Atkins moved to adopt the item.

Motion seconded by Councilmember Bazaldua and unanimously adopted. (Medrano, Mendelsohn abstain; Arnold absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 8, 2020

20-0140

Item 38: 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 1) (\$350,000.00) and Public/Private Partnership Fund (\$350,000.00) (This item was deferred on December 11, 2019)

The following registered speaker addressed the city council on the item:

Marco Villegas, (Address Not Provided)

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

- Remove the \$350,000 grant throughout the Resolution, thereby reducing the total incentive to a \$350,000.00 loan to be used only for expansion/renovation of the building at 634 W Davis;
- Require P3 to make a good faith effort to hire residents of Oak Cliff and West Dallas;
- Require P3 to host a minimum of two job recruitment events at specific locations, dates, and times approved in advance by the Director of the Office of Economic Development. One job recruitment event will be located in Oak Cliff, and one job recruitment event will be located in West Dallas. P3 will use best efforts to promote and advertise the job opportunities and job recruitment events. Best efforts will include but not be limited to (1) social media posts, (2) bilingual hard copy fliers distributed to all residences within 1,000 feet of 634 W. Davis, and (3) coordination with and promotion through Workforce Solutions Greater Dallas, City Councilmember offices, chambers of commerce, Dallas Independent School District, and Dallas County Community College District;
- Require P3 to host a minimum of two job recruitment events at specific locations, dates, and times approved in advance by the OED Director;
- Remove the word "average" from Section 5(b), the requirement that "all employees of RBG stores in the city of Dallas hired on or after the date of the City Council authorization of the proposed incentive agreement be paid an average minimum starting hourly wage of \$15.00 per hour including tips (excluding overtime, bonuses, and benefits)";
- Require that P3 submit a quarterly compliance report for City review to verify continued compliance with Section 5(b), the hourly wage requirement;
- Require that P3 guarantee that at least 10% of all staple goods sold at 634 W. Davis will be sold at prices comparable to other local retail grocery outlets in the area;

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

20-0140

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- Revise Section 3(n) to specify "distressed census tracts" in Southern and West Dallas;
- Revise Section 3(p) to remove reference to "food"; and
- Require, upon City request, that P3 host at least one fundraiser per year in support of a community garden in Oak Cliff."

Motion seconded by Councilmember Blewett.

After discussion, Councilmember Arnold requested a record vote.

Mayor Johnson called a record vote on the Councilmember West's amended motion:

Voting Yes: [14] Johnson, Medrano, McGough, West,
Thomas, Resendez, Narvaez, Bazaldua,
Atkins, Blackmon, Kleinman, Mendelsohn,
Gates, Blewett

Voting No: [1] Arnold

The city secretary declared the item amended.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 8, 2020

20-0141

Closed Session

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

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

At 5:35 p.m., Mayor Johnson announced the closed session of the city council authorized by Chapter 551, "OPEN MEETINGS," of the (Texas Open Meetings Act) to discuss the following matters:

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

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

The closed session ended and reconvened to open session at 6:45 p.m. No other matters were discussed during the closed session.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 8, 2020

20-0142

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

Item 39: 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](#))

Councilmember Thomas moved to reconsider the action on agenda item 99 from the December 11, 2019 voting agenda meeting.

Motion seconded by Councilmember Kleinman.

Councilmember Bazaldua requested a record vote.

Mayor Johnson called a record vote on Councilmember Thomas' motion for reconsideration of the action on agenda item 99 from the December 11, 2019 voting agenda meeting:

Voting Yes: [11] Johnson, McGough, West, Thomas, Arnold,
Atkins, Blackmon, Kleinman, Mendelsohn,
Gates, Blewett

Voting No: [4] Medrano, Resendez, Narvaez, Bazaldua

The city secretary declared the motion passed.

[Motion from the December 11, 2019 city council voting agenda (Agenda Item 99) to be reconsidered; as an effect of the adoption of the motion to Reconsider]

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

- Increasing the annual revenue amount from \$25,000 to \$30,000;
- Authorizing the chief financial officer to receive and deposit the annual revenue into the Reverchon Park Beautification Fund; and
- Attaching Exhibit B, the deal terms, to the resolution.

Motion seconded by Deputy Mayor Pro Tem McGough.

Councilmember Blackmon moved to suspend the City Council Rules of Procedure [Section] No. 6.3 to allow speakers on this item.

Motion seconded by Councilmember Narvaez and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

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Councilmember Blackmon moved to limit city council debate to two rounds of three minutes each.

Motion seconded by Councilmember Gates.

During discussion, Councilmember Kleinman moved a subsidiary motion to limit [city council debate] to one round of two minutes each.

Subsidiary motion died due to lack of a second.

During further discussion, Councilmember Blackmon moved a subsidiary motion to amend her original motion to limit city council debate to two rounds of three minutes each and allow Councilmember Mendelsohn her three rounds of debate; which would total eight minutes.

Subsidiary motion seconded by Councilmember Gates.

After discussion, Councilmember Blackmon withdrew her original and subsidiary motion [limiting city council debate to two rounds of three minutes each and allowing Councilmember Mendelsohn her three rounds of debate; which would total eight minutes.]

The following individuals addressed the city council on the item:

Bruce Bowman, (Address Not Provided)
Michael Hinojosa, 2300 Wolf St., representing DISD
Fonya Mondell, 1918 Moser Ave.
Jeff Robertson, 9500 E. Lake Highlands Dr., representing Dallas Rugby Association
Patricia Meadows, 3131 Maple Ave.
Mitch Abeita, 800 N. Crawford St.
Carol Bell-Walton, 6705 Velasco Ave.
Yolanda Williams, 1012 Pindar Ave.
Karen Casey, 6100 Tremont St.
Gay Donnell Willis, 3300 Oaklawn Ave.
Joanna Hampton, 5408 Swiss Ave.
Bo Slaughter, 2759 Meadow Dawn Ln.
David Preziosi, 2229 Lawndale Dr., representing Preservation Dallas
Fred Walters, 2001 N. Lamar St.
Steven Wollard, 1200 Main St.
Steven De La Cerda, 2660 N. Haskell Ave.
Tom Ervin, 5439 McCommas Blvd.
Katie Eska, 3756 Vinecrest Dr.
Sharon Deitz, 2525 Turtle Creek Blvd., representing Turtle Creek Gardens HOA
Alex Hall, (Address Not Provided)
Eric Lindberg, 11074 Milhof Dr.
Robin Baldock, 5207 McKinney Ave., representing Friends of Katy Trail
Tim Dickey, 3134 Lockmoore Ln.
Lori Ashmore Peters, 9719 Van Dyke Rd., representing Friends of Reverchon Park

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

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Karen Roberts, 502 Cameron Ave. (handout provided)
Rob Elmore, 223 North Shore Dr.
Andrea Barreiro, 2217 Clark St.
Gerald Mecca, 5420 Hilton Head Dr., representing North Texas Amateur Baseball League
Leroy Peña, 10005 Santa Garza Dr., representing Red Handed Warrior Society
Joan Walne, 10020 Caribou Trl.
Scott Kruka, 3310 Fairmount St.
Robert Abtahi, 10028 Rock Hill Ln.
Leslie MacLean, 3310 Fairmount St.
Calvert Collins-Bratton, 4618 Heatherbrook Dr.
Christopher Calle, 10018 Woodridge Dr.
Robert McFarlane, 350 N. St Paul St.
Vance Redfield, 2300 Wolf St.
Bobby Estes, (Address Not Provided), representing North Dallas High School
Michelle Espinal-Embler, 1200 Main St.
Michael Evans, 519 S. Winnetka Ave.
Erica Cole, 9246 Forest Hills Blvd.
Brad Romney, 6711 Sperry St.
Debbie Solis, 2322 Kenesaw Dr.
Josh Clardio, 6423 Camille Ave.
Rudy Karimi, 306 S. Glasgow Dr.
Don Yarbrough, 4403 Worth St.
Becky Rader, 9703 Champa Dr.
Marco Villegas, (Address Not Provided)
Cricket Griffin, 2300 Wolf St.
Kevin Hicks, 9435 Hillview Dr.
Corey Troiani, 909 Haines Ave.
Paul Ondrej, 9831 Lakemont Dr., representing Friends of Reverchon Park

Mayor Johnson called a recess to closed session at 5:35 p.m. and reconvened to open session at 6:45 p.m. [*Arnold (6:50 p.m.), *Bazaldua (6:47 p.m.)]

Councilmember Blewett moved a subsidiary motion to amend Councilmember Kleinman's motion by revising Exhibit B to include the following:

- The ticket fee will be increased to raise the revenue by an additional \$106,000 in the first four years based on the estimated attendance provided by RPSE;
- The Director will work with RPSE through review of the RPSE schedule of events to set aside a minimum of 15 days for Free Play to be administered by the Park Department for its programs;

- A Park Department administrative process will be developed in consultation with a user advisory group selected by the Director, to provide input for additional requirements and restrictions for amplified sound, public safety, traffic, parking and towing enforcement, signage, and public notifications to mitigate negative impacts to businesses and residents for events on the Premises;
- The project will not use more than 10% of the total 3.5 acres of the upper meadow;
- Any expansion beyond the proposed and approved project footprint requires Park and Recreation Board and Council approval;
- RPSE agrees to conduct a minimum of two annual community meetings facilitated by the Park and Recreation Department;
- The Reverchon Park Beautification Fund will be used to support the City's maintenance obligations for the Premises and future capital improvements for the entire Reverchon Park, as determined by the City;
- The Director will work with RPSE to set aside approximately 10 percent or 2,000 tickets annually for distribution through Park and Recreation Department programs; and
- RPSE agrees to provide discounted tickets for coaches, teachers, first responders, and veterans.

Subsidiary motion seconded by Councilmember Kleinman.

During discussion, Mayor Pro Tem Medrano moved a secondary subsidiary motion to defer the item to the February 12, 2020 voting agenda meeting of the city council.

Secondary subsidiary motion seconded by Councilmember Bazaldua.

After discussion, Mayor Pro Tem Medrano requested a record vote.

Mayor Johnson called a record vote on Mayor Pro Tem Medrano's secondary subsidiary motion:

Voting Yes: [5] Medrano, West, Resendez, Narvaez,
Bazaldua

Voting No: [10] Johnson, McGough, Thomas, Arnold,
Atkins, Blackmon, Kleinman, Mendelsohn,
Gates, Blewett

The city secretary declared the secondary subsidiary motion failed.

After further discussion, Councilmember Bazaldua requested a record vote on Councilmember Blewett's subsidiary motion.

Mayor Johnson called a record vote on Councilmember Blewett's subsidiary motion:

Voting Yes: [11] Johnson, McGough, West, Thomas, Arnold,
Atkins, Blackmon, Kleinman, Mendelsohn,
Gates, Blewett

Voting No: [4] Medrano, Resendez, Narvaez, Bazaldua

The city secretary declared the subsidiary motion adopted.

At the request of various council members, Mayor Johnson announced a record vote would be taken on Councilmember Kleinman's amended motion as follows:

- Increasing the annual revenue amount from \$25,000 to \$30,000;
- Authorizing the chief financial officer to receive and deposit the annual revenue into the Reverchon Park Beautification Fund;
- Attaching Exhibit B, the deal terms, to the resolution;
[Revising Exhibit B, *as amended by Councilmember Blewett*]
- The ticket fee will be increased to raise the revenue by an additional \$106,000 in the first four years based on the estimated attendance provided by RPSE;
- The Director will work with RPSE through review of the RPSE schedule of events to set aside a minimum of 15 days for Free Play to be administered by the Park Department for its programs;
- A Park Department administrative process will be developed in consultation with a user advisory group selected by the Director, to provide input for additional requirements and restrictions for amplified sound, public safety, traffic, parking and towing enforcement, signage, and public notifications to mitigate negative impacts to businesses and residents for events on the Premises;
- The project will not use more than 10% of the total 3.5 acres of the upper meadow;
- Any expansion beyond the proposed and approved project footprint requires Park and Recreation Board and Council approval;
- RPSE agrees to conduct a minimum of two annual community meetings facilitated by the Park and Recreation Department;
- The Reverchon Park Beautification Fund will be used to support the City's maintenance obligations for the Premises and future capital improvements for the entire Reverchon Park, as determined by the City;
- The Director will work with RPSE to set aside approximately 10 percent or 2,000 tickets annually for distribution through Park and Recreation Department programs; and
- RPSE agrees to provide discounted tickets for coaches, teachers, first responders, and veterans.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

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Mayor Johnson called a record vote on Councilmembers Kleinman's amended motion:

Voting Yes: [11] Johnson, McGough, West, Thomas, Arnold,
Atkins, Blackmon, Kleinman, Mendelsohn,
Gates, Blewett

Voting No: [4] Medrano, Resendez, Narvaez, Bazaldua

The city secretary declared the item adopted as amended.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 8, 2020

20-0143

Prior to consideration of the consent zoning docket and the item being read into the record, Councilmember Gates moved to defer agenda item Z4 to the January 22, 2020 voting agenda meeting of the city council. Therefore, no speakers were called on the item.

Prior to consideration of the consent zoning docket and the item being read into the record, Councilmember Bazaldua moved to defer agenda item Z20 to the February 12, 2020 voting agenda meeting of the city council. Therefore, no speakers were called on the item.

The zoning consent docket consist of agenda items Z1-Z16.

Agenda item Z1: Zoning Case Z189-115(CY)
Agenda item Z2: Zoning Case Z189-238(CY)
Agenda item Z3: Zoning Case Z189-295(AU)
Agenda item Z4: Zoning Case Z189-323(AU)
Agenda item Z5: Zoning Case Z189-324(JM)
Agenda item Z6: Zoning Case Z189-330(SM)
Agenda item Z7: Zoning Case Z189-333(PD)
Agenda item Z8: Zoning Case Z189-337(JM)
Agenda item Z9: Zoning Case Z189-340(AU)
Agenda item Z10: Zoning Case Z189-344(JM)
Agenda item Z11: Zoning Case Z189-345(JM)
Agenda item Z12: Zoning Case Z189-351(JM)
Agenda item Z13: Zoning Case Z189-352(PD)
Agenda item Z14: Zoning Case Z189-358(PD)
Agenda item Z15: Zoning Case Z189-361(PD)
Agenda item Z16: Zoning Case Z189-364(SM)

Agenda items Z2, Z6 and Z13 were removed from the consent zoning docket to be considered as individual hearings.

Therefore, the consent zoning docket, consisting of agenda items Z1, Z3, Z5, Z7-Z12 and Z14-Z16 was presented for consideration.

Agenda item Z1: Zoning Case Z189-115(CY)
Agenda item Z3: Zoning Case Z189-295(AU)
Agenda item Z5: Zoning Case Z189-324(JM)
Agenda item Z7: Zoning Case Z189-333(PD)
Agenda item Z8: Zoning Case Z189-337(JM)
Agenda item Z9: Zoning Case Z189-340(AU)
Agenda item Z10: Zoning Case Z189-344(JM)
Agenda item Z11: Zoning Case Z189-345(JM)
Agenda item Z12: Zoning Case Z189-351(JM)
Agenda item Z14: Zoning Case Z189-358(PD)
Agenda item Z15: Zoning Case Z189-361(PD)
Agenda item Z16: Zoning Case Z189-364(SM)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

20-0143

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In the zoning cases on the consent zoning docket, the city plan commission recommended approval of the proposed changes in zoning.

No one appeared in opposition to or in favor of the city plan commission's recommendations.

Councilmember Atkins moved to close the public hearings, accept the recommendations of the city plan commission and pass the ordinances.

Motion seconded by Councilmember Blackmon and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 8, 2020

20-0144

Item Z1: Zoning Case Z189-115(CY) [Consent Zoning Docket]

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

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 31417

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 8, 2020

20-0145

Item Z2: Zoning Case Z189-238(CY) [Consent Zoning Docket]

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

Councilmember West requested the item be considered as an individual hearing later in the meeting; there was no objection voiced to the request.

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

Neva Dean, Assistant Director of Sustainable Development and Construction, stated the item required a favorable vote of three-fourths for adoption.

The following individuals appeared in opposition to the city plan commission's recommendation:

Diana Alaniz, 1824 S. Franklin St.
Addy Pino, 1902 S. Franklin St.
Teresita Delgado, 2434 Searcy Dr.
Linda Durant, 2612 Rolinda Dr.
Marta Galindo, 2503 Searcy Dr.

The following individual appeared in favor of the city plan commission's recommendation:

Robert Baldwin, 3904 Elm St., representing the applicant (handout provided)

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

- Subject to revised deed restrictions volunteered by the applicant at today's public hearing, with the ordinance and deed restrictions to return at a later date.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 8, 2020

20-0146

Item Z3: Zoning Case Z189-295(AU) [Consent Zoning Docket]

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

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 31418

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 8, 2020

20-0147

Item Z4: Zoning Case Z189-323(AU) [Consent Zoning Docket]

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

Prior to consideration of the consent zoning docket and the item being read into the record, Councilmember Gates moved to defer agenda item Z4 to the January 22, 2020 voting agenda meeting of the city council. Therefore, no speakers were called on the item.

Motion seconded by Councilmember Atkins and unanimously deferred.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 8, 2020

20-0148

Item Z5: Zoning Case Z189-324(JM) [Consent Zoning Docket]

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

Adopted as part of the consent zoning docket.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 8, 2020

20-0149

Item Z6: Zoning Case Z189-330(SM) [Consent Zoning Docket]

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

Councilmember Thomas requested the item be considered as an individual hearing later in the meeting; there was no objection voiced to the request.

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

Neva Dean, Assistant Director of Sustainable Development and Construction, stated the item required a favorable vote of three-fourths for adoption.

No one appeared in opposition to the city plan commission's recommendation.

The following individuals appeared in favor of the city plan commission's recommendation:

Seth Sampson, 115 W. 7th St., representing Oncor
Thomas Fletcher, 6160 Warren Pkwy., Frisco, TX, representing Oncor Electric
Delivery

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

- subject to the revised development plan and landscape plan that reduces the substation pad along 14th Street by 3.5 feet

and pass the ordinance.

Motion seconded by Councilmember Atkins and unanimously amended. (Medrano absent when vote taken)

Assigned ORDINANCE NO. 31419

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 8, 2020

20-0150

Item Z7: Zoning Case Z189-333(PD) [Consent Zoning Docket]

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

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 31420

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 8, 2020

20-0151

Item Z8: Zoning Case Z189-337(JM) [Consent Zoning Docket]

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

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 31421

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 8, 2020

20-0152

Item Z9: Zoning Case Z189-340(AU) [Consent Zoning Docket]

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

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 31422

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 8, 2020

20-0153

Item Z10: Zoning Case Z189-344(JM) [Consent Zoning Docket]

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

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 31423

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 8, 2020

20-0154

Item Z11: Zoning Case Z189-345(JM) [Consent Zoning Docket]

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

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 31424

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 8, 2020

20-0155

Item Z12: Zoning Case Z189-351(JM) [Consent Zoning Docket]

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

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 31425

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 8, 2020

20-0156

Item Z13: Zoning Case Z189-352(PD) [Consent Zoning Docket]

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

Councilmember Bazaldua requested the item be considered as an individual hearing later in the meeting; there was no objection voiced to the request.

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

No one appeared in opposition to or in favor of the city plan commission's recommendation.

Councilmember Bazaldua moved to deny the item without prejudice.

Motion was seconded by Councilmember Mendelsohn.

After discussion, Mayor Johnson called a vote and declared the item unanimously denied without prejudice. (Medrano absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 8, 2020

20-0157

Item Z14: Zoning Case Z189-358(PD) [Consent Zoning Docket]

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

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 31426

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 8, 2020

20-0158

Item Z15: Zoning Case Z189-361(PD) [Consent Zoning Docket]

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

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 31427

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 8, 2020

20-0159

Item Z16: Zoning Case Z189-364(SM) [Consent Zoning Docket]

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 64 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

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 31428

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 8, 2020

20-0160

ZONING CASES – INDIVIDUAL

Item Z17: Zoning Case Z178-358(JM/AU)

~~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, 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~~

Deleted

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 8, 2020

20-0161

ZONING CASES – INDIVIDUAL

Item Z18: Zoning Case Z189-190(PD)

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

No one appeared in opposition to or in favor of the city plan commission's recommendation.

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

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

Assigned ORDINANCE NO. 31429

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 8, 2020

20-0162

ZONING CASES – INDIVIDUAL

Item Z19: Zoning Case Z189-217(AU)

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

No one appeared in opposition to the city plan commission's recommendation.

The following individual appeared in favor of the city plan commission's recommendation:

Julie Mallori, 810 Mill Creek Rd., Lancaster, TX

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

Motion seconded by Councilmember Blackmon and unanimously adopted. (Medrano absent when vote taken)

Assigned ORDINANCE NO. 31430

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 8, 2020

20-0163

ZONING CASES – INDIVIDUAL

Item Z20: Zoning Case Z189-221(CT)

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

Prior to consideration of the consent zoning docket and the item being read into the record, Councilmember Bazaldua moved to defer agenda item Z20 to the February 12, 2020 voting agenda meeting of the city council. Therefore, no speakers were called on the item.

Motion seconded by Councilmember West and unanimously deferred.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 8, 2020

20-0164

ZONING CASES – INDIVIDUAL

Item Z21: ~~Zoning Case Z189-316(PD)~~

~~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 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 and CPC: Denial~~

~~Recommendation of CPC: Approval, subject to a development plan, landscape plan, and conditions~~

Deleted

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 8, 2020

20-0165

ZONING CASES – INDIVIDUAL

Item Z22: Zoning Case Z189-317(AM)

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

No one appeared in opposition to or in favor of the city plan commission's recommendation.

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

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

Assigned ORDINANCE NO. 31431

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 8, 2020

20-0166

ZONING CASES – INDIVIDUAL

Item Z23: Zoning Case Z189-359(SM)

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

Recommend 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

No one appeared in opposition to or in favor of the city plan commission's recommendation.

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

Motion seconded by Councilmember Blackmon.

After discussion, Mayor Johnson called a vote and declared the item adopted on a divided vote with Councilmember Narvaez voting "No." (Medrano absent when vote taken)

Assigned ORDINANCE NO. 31432

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 8, 2020

20-0167

DEVELOPMENT CODE AMENDMENTS - INDIVIDUAL

Item PH1: 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

Recommendation of Staff: Approval of staff recommended amendments

Recommendation of Landmark Commission: Approval of LMC recommended amendments

Recommendation of CPC: Approval

The following individuals addressed the city council on the item:

David Presiozi, 2229 Lawndale Dr., representing Preservation Dallas
Joanna Hampton, 5408 Swiss Ave.
Katherine Seal, 5500 Chatham Hill Rd.
Krista de la Harpe, 1189 Tranquilla Dr.

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

- Section 51A-4.0501(c)(2)(B) and 51A-4.501(c)(7) to include new state law language.

and pass the ordinance.

Motion seconded by Councilmember Narvaez.

After discussion, Mayor Johnson called a vote and declared the item unanimously amended. (Medrano absent when vote taken)

Assigned ORDINANCE NO. 31433

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 8, 2020

20-0168

MISCELLANEOUS HEARINGS

Item PH2: 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

No one addressed the city council on the item.

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

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

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, JANUARY 8, 2020

EXHIBIT C