

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, FEBRUARY 12, 2020

20-0250

VOTING AGENDA MEETING

CITY COUNCIL CHAMBER, CITY HALL

MAYOR ERIC JOHNSON, PRESIDING [BEGIN OF MEETING]

MAYOR PRO TEM ADAM MEDRANO, PRESIDING

DEPUTY MAYOR PRO TEM B. ADAM MCGOUGH, 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 3:14 p.m. with a quorum of the city council present.

The invocation was given by Dr. Brian English, Associate Minister at Concord Church.

Deputy Mayor Pro Tem McGough 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 5:56 p.m. and reconvened to open session at 7:00 p.m.

After all business properly brought before the city council had been considered, the city council adjourned at 8:38 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, FEBRUARY 12, 2020

EXHIBIT A

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, FEBRUARY 12, 2020

EXHIBIT B

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2020

20-0251

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: Cooper James McGough, private
SUBJECT: I'mWithCoop End the Streak Campaign

SPEAKER: Peter Mondo, 9244 Peninsula Dr.
SUBJECT: Fluoride in the water

SPEAKER: Regina Imburgia, 5423 Goodwin Ave.
(handout provided/visual presentation)
SUBJECT: Saving Dallas money
REPRESENTING: Dallas for Safer Water

SPEAKER: Joe Stokes, 8930 San Benito Way (handout provided)
SUBJECT: Concerned with fluoride in the water

SPEAKER: Linda Newland, 2468 Dorrington Dr.
(handout provided/visual presentation)
SUBJECT: Fluoride in the water

ADDITIONAL - OPEN MICROPHONE:

SPEAKER: Chris Luna, Address Not Provided
(handout provided/visual presentation)
SUBJECT: Rainbow crosswalks
REPRESENTING: Dallas Crosswalk Project

SPEAKER: Hank Black, 8722 Diceman Dr.
SUBJECT: Fluoride

SPEAKER: Olinka Green, 2708 Eagle Dr.
SUBJECT: Lane plating
REPRESENTING: Highland Hills Community Action Committee

SPEAKER: Bo Slaughter, 2759 Meadow Dawn Ln.

SUBJECT: Ethics

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

20-0251

Page 2

SPEAKER: Yolanda Williams, 1012 Pindar Ave.

SUBJECT: General issues

SPEAKER: Ruth Torres, 7132 Sorenson Cir.

SUBJECT: Equity and strategic planning

SPEAKER: James Paris, 100 Parkhouse St.

SUBJECT: Trinity Park LGC

SPEAKER: Deloris Philips, 567 W. Dickey Rd., Grand Prairie, TX (handout provided)

SUBJECT: Open green corruption

OPEN MICROPHONE – END OF MEETING:

SPEAKER: Petra Ledesma, 272 W. Lawson Rd.

SUBJECT: General issues

SPEAKER: Samuel Posten, private

SUBJECT: City's climate action plan

REPRESENTING: Sunrise Movement Dallas

SPEAKER: Javier Enriquez, 2209 Western Park Dr.

SUBJECT: Climate change

REPRESENTING: Sunrise Movement Dallas

SPEAKER: Danielle Sherrill, 3892 N. Story Rd., Irving, TX

SUBJECT: Climate change

REPRESENTING: Sunrise Movement Dallas

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2020

20-0252

Item 1: Approval of Minutes of the January 22, 2020 City Council Meeting

The city secretary announced a correction to the Minutes of the January 22, 2020 City Council as follows:

PRESENT: [14] Medrano, McGough, West, Thomas, Arnold, *Resendez (10:11 a.m.), *Narvaez (9:15 a.m.), Bazaldua, Atkins, *Blackmon (9:16 a.m.), Kleinman, ~~*Mendelsohn (9:14 a.m.)~~, Gates, Blewett

ABSENT: [1] **Johnson

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

Motion seconded by Councilmember West and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2020

20-0253

CONSENT AGENDA

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

Mae Beck, 1922 S. Beckley Ave. [Agenda Item 19]

The consent agenda consisted of consent agenda items 2-26.

Councilmember Arnold requested consent agenda item 17 be considered as an individual item later in the meeting; there was no objection voiced by the city council.

Councilmember Blewett requested consent agenda item 18 be considered as an individual item later in the meeting; there was no objection voiced by the city council.

Councilmember Bazaldua requested consent agenda items 21 and 26 be considered as individual items later in the meeting; there was no objection voiced by the city council.

Councilmember Thomas requested consent agenda item 25 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 2-16, 19, 20 and 22-24 was presented for consideration.

Mayor Pro Tem Medrano moved to adopt all items on the consent agenda.

Motion seconded by Councilmember Atkins and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2020

20-0254

Item 2: Authorize settlement of the lawsuit Adriel Santos v. The City of Dallas, Cause No. DC-19-08555 – Not to exceed \$45,000.00 – Financing: Risk Management Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2020

20-0255

Item 3: Authorize settlement of the lawsuit styled Robert Keating v. The City of Dallas, Cause No. DC-19-04624 - Not to exceed \$59,500.00 - Financing: Risk Management Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2020

20-0256

Item 4: Authorize Supplemental Agreement No. 5 to the professional services contract with Moses, Palmer & Howell, L.L.P., for additional legal services in the lawsuit styled Trinity East Energy, LLC v. City of Dallas, Texas, Cause No. DC-14-01443 - Not to exceed \$300,000.00, from \$875,000.00 to \$1,175,000.00 - Financing: Risk Management Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2020

20-0257

Note: Agenda Item Nos. 5 and 6 must be considered collectively

Item 5: A resolution authorizing the preparation of plans and the payment of potential future costs and expenses for the issuances of (1) General Obligation Refunding and Improvement Bonds, Series 2020 in an amount not to exceed \$280,000,000; (2) Certificates of Obligation, Series 2020 in an amount not to exceed \$16,000,000; and (3) Equipment Notes, Series 2020 in an amount not to exceed \$33,000,000 - Total not to exceed \$329,000,000 - Financing: This action has no cost consideration to the City (see Fiscal Information for potential future costs)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2020

20-0258

Note: Agenda Item Nos. 5 and 6 must be considered collectively

Item 6: A resolution of the City Council of the City of Dallas, Texas, authorizing the publication of Notice of Intention to Issue Certificates of Obligation; approving the preparation of a preliminary official statement and a Notice of Sale; and providing for the effective date thereof - Financing: No cost consideration to the City Adopted as part of the consent agenda.

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2020

20-0259

Item 7: Authorize Supplemental Agreement No. 1 to the professional services contract with Freese and Nichols, Inc. for additional services including electrical re-design, entry signage design, public art installation coordination, increased project management, project and bid phasing services, additional construction management and traffic signal modifications at pedestrian crossings for the Dallas Love Field Entry Road - Not to exceed \$331,400.00, from \$1,095,000.00 to \$1,426,400.00 - Financing: Aviation Construction Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2020

20-0260

Item 8: Authorize a professional services contract with Alpha Testing, Inc. to provide construction material testing services during the construction of the Alley Reconstruction Groups 17-1204, 17-2004, 17-5005, and 17-10001 (list attached to the Agenda Information Sheet) - Not to exceed \$149,975.00- Financing: Street and Transportation (A) Fund (2017 General Obligation Bond Fund)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2020

20-0261

Item 9: Authorize a construction contract for the exterior restoration of the Sammons Center for the Arts located at 3630 Harry Hines Boulevard - Phoenix I Restoration and Construction, Ltd., best value proposer of four - Not to exceed \$734,000.00 - Financing: Cultural Arts (F) Fund (2017 General Obligation Bond Fund)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2020

20-0262

Item 10: Authorize settlement in lieu of proceeding with condemnation from Plains Capital Bank, of approximately 16,022 square feet of land for right-of-way and 14,167 square feet of land for a temporary working space easement located in Dallas County for the Southwest 120/96-inch Water Transmission Pipeline Project - Not to exceed \$346,578.00, increased from \$202,976.00 (\$199,976.00, plus closing costs and title expenses not to exceed \$3,000.00) to \$549,554.00 (\$543,554.00, plus closing costs and title expenses not to exceed \$6,000.00) - Financing: Water Capital Improvement E Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2020

20-0263

Item 11: A resolution authorizing (1) the conveyance of a tract of land for approximately 8,495 square feet of City-owned land to the State of Texas located in Dallas County; (2) a Possession and Use Agreement; and (3) a Utility Joint Use Agreement - Revenue: Dallas Water Utilities Fund (\$122,203.90) and General Fund (\$6,000.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2020

20-0264

Item 12: A resolution authorizing (1) the conveyance of a tract of land for approximately 49,122 square feet of City-owned land to the State of Texas located in Dallas County; (2) a Possession and Use Agreement; and (3) a Utility Joint Use Agreement - Revenue: Dallas Water Utilities Fund (\$561,065.00) and General Fund (\$6,000.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2020

20-0265

Item 13: A resolution authorizing (1) the conveyance of a tract of land for approximately 4,286 square feet of City-owned land to the State of Texas located in Dallas County; (2) a Possession and Use Agreement; and (3) a Utility Joint Use Agreement - Revenue: Dallas Water Utilities Fund (\$65,898.20) and General Fund (\$6,000.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2020

20-0266

Item 14: An ordinance abandoning a portion of an alley to PSREG Ross Avenue Owner, LLC, the abutting owner, containing approximately 4,920 square feet of land, located near the intersection of Peak Street and Ross Avenue; and authorizing the quitclaim; and providing for the dedication of approximately 2,410 square feet of land needed for a sidewalk easement - Revenue: General Capital Reserve Fund (\$260,440.00) and General Fund (\$20,000.00), plus the \$20.00 ordinance publication fee

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 31440

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2020

20-0267

Item 15: An ordinance abandoning portions of a sanitary sewer with temporary working space easement and wastewater easement to Presbyterian Village North, the abutting owner, containing a total of approximately 9,034 square feet of land, located near the intersection of Landa Lane and Skyline Drive - Revenue: General Fund \$5,400.00, plus the \$20.00 ordinance publication fee

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 31441

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2020

20-0268

Item 16: An ordinance abandoning a portion of a utility easement to C/T Prestonwood Creek JV LLC, the abutting owner, containing approximately 2,406 square feet of land, located near the intersection of Prestonwood Boulevard and Beltline Road - Revenue: General Fund \$5,400.00, plus the \$20.00 ordinance publication fee

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 31442

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2020

20-0269

Item 17: Authorize payment to Dallas Area Rapid Transit for operation and maintenance costs for the Dallas Streetcar System from Union Station to Bishop Arts District for Fiscal Year 2020- Not to exceed \$1,602,000.00 - Financing: Streetcar Developer Fund (\$370,100.00) and General Fund (\$1,231,900.00)

Councilmember Arnold 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 West moved to adopt the item.

Motion seconded by Councilmember Atkins.

Councilmember Arnold requested a record vote.

During discussion, Councilmember Kleiman moved a subsidiary motion to remand the item to [Oak Cliff Gateway] TIF (Tax Increment Financing) Board for approval of payment from the TIF board.

Motion seconded by Councilmember Arnold.

During further discussion, Councilmember Kleinman requested a point of information about eligible expenditures under the TIF plan and the state law that creates these TIF boards.

Councilmember Bazaldua moved a secondary subsidiary motion to remand the item to the Transportation and Infrastructure Council Committee.

Motion seconded by Councilmember West.

After discussion, Councilmember Kleinman withdrew his subsidiary motion.

Mayor Johnson called a vote on Councilmember Bazaldua's secondary subsidiary motion to remand the item to the Transportation and Infrastructure Council Committee and declared the item unanimously remanded.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2020

20-0270

Item 18: Authorize (1) the acceptance of a donation of the sculpture "Adelfa Callejo," by German Michel Leal, valued at \$100,000.00, from the Callejo-Botello Foundation (Foundation) to be installed by the Foundation at Main Street Garden Park located at 1902 Main Street; (2) the acceptance of a monetary donation in an amount not to exceed \$10,000.00 from the Foundation for maintenance and conservation of the sculpture; (3) the receipt and deposit of funds from the Foundation in an amount not to exceed \$10,000.00 in the Office of Cultural Affairs Gifts and Donations Fund; (4) an increase in appropriations in an amount not to exceed \$10,000.00 in the Office of Cultural Affairs Gifts and Donations Fund; and (5) a contract with the Foundation to make the donations and install the sculpture, approved as to form by the City Attorney - Not to exceed \$10,000.00- Financing: Office of Cultural Affairs Gifts and Donations Fund

Councilmember Blewett 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 speakers addressed the city council on the item:

Monica Lira Bravo, 1155 Timplemore Dr., representing Lira Bravo Law
JD Gonzales, 10135 Rockmoor Dr., representing Callejo Commercial Properties
LLC
Ben DuBose, 3620 Vintage Pl.
Eric Cedillo, 6924 Fisher Rd.
Rossi Walter, 5027 Regatta Dr.
Hilda Ramirez Duarte, 3312 Destiny Way, representing Lira Bravo Law
Fernanda Aguero, private, representing Lira Bravo Law
David Lozano, 8710 Park Ln.
Ramiro Luna, 2206 Melbourne Ave., representing Somos Tejas
Andrew Sommerman, 3811 Turtle Creek Blvd.
George Bienfang, 1222 Commerce St.
Aamer Ravji, 2000 McKinney Ave.
Laura Carrasco, 409 Murifield Dr., Garland, TX
Kathleen Kearney, Address Not Provided, representing Kearney Law Firm PLLC
Cheryl E. Wattle, Address Not Provided
Victoria Neave, Address Not Provided
Paula Rosales, 600 Commerce St.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

20-0270

Page 2

Councilmember Arnold moved to adopt the item as recommended by the Quality of Life, Arts, and Culture Committee with the following changes:

- Specific placement of the sculpture in Main Street Garden Park must be in a location approved by the Park and Recreation Board;
- The Callejo-Botello Foundation shall have a right of first refusal to take possession of the sculpture for the cost of removal in case of deaccession or removal of the sculpture from the public art collection;
- The Callejo-Botello Foundation shall retain the rights to display the sculpture in any two-dimensional medium for non-commercial purposes (including use in a print or digital reproduction) and to display the sculpture in any two-dimensional or digital medium for educational or documentary purposes; and
- The Callejo-Botello Foundation may use the sculpture for other purposes with the written approval of the Director of the Office of Arts and Culture.

Motion seconded by Mayor Pro Tem Medrano.

After discussion, Councilmember Resendez requested a record vote.

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

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

Voting No: [0]

The city secretary declared the item amended.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2020

20-0271

Item 19: Authorize a contract with Jennifer Monet Cowley for the fabrication and installation of a site-specific, free-standing, outdoor sculpture to celebrate the life and art of Dallas artist Arthello Beck, Jr., at Twin Falls Park located at 6300 South Polk Street - Not to exceed \$81,000.00- Financing: Park and Recreation Fund (2006 General Obligation Bond Fund)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2020

20-0272

Item 20: Authorize (1) an Interlocal Agreement with Dallas County to accept (a) FY 2018 Emergency Solutions Grant Funds (Federal Grant No. E17-UC-48-0003, CFDA No. 14.231) for emergency shelter operations and utilities reimbursement at The Bridge in the amount of \$91,181.00 for the period April 3, 2018 through March 31, 2020; and (b) FY 2019 Emergency Solutions Grant Funds (Federal Grant No. E18-UC-48-0003, CFDA No. 14.231) for emergency shelter operating utilities reimbursement at The Bridge in the amount of \$102,624.00 for the period April 1, 2020 through September 30, 2020; (2) Supplemental Agreement No. 3 to the amended and restated Management Services Contract, Phase II, with Bridge Steps, to add Dallas County FY 2018 Emergency Solutions Grant Funds in the amount of \$91,181.00 to be used for emergency shelter operating utilities reimbursement at The Bridge for the period April 3, 2018 through October 30, 2019 and Dallas County FY 2019 Emergency Solutions Grant Funds in the amount of \$102,624.00 to be used for emergency shelter operating utilities reimbursement at The Bridge for the period April 1, 2020 through September 30, 2020, with a corresponding increase in the diversification of funding percentage from 55.0 to 56.2 percent to allow for this addition of funds to the contract; (3) the receipt and deposit of grant funds in an amount not to exceed \$91,181.00 in the Dallas County FY 2018 Emergency Solutions Grant Fund and in an amount not to exceed \$102,624.00 in the Dallas County FY 2019 Emergency Solutions Grant Fund; and (4) the establishment of appropriations in an amount not to exceed \$91,181.00 in the Dallas County FY 2018 Emergency Solutions Grant Fund and in an amount not to exceed \$102,624.00 in the Dallas County FY 2019 Emergency Solutions Grant Fund - Total not to exceed \$193,805.00 - Financing: Dallas County FY 2018 Emergency Solutions Grant Funds (\$91,181.00) and Dallas County FY 2019 Emergency Solutions Grant Funds (\$102,624.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2020

20-0273

Item 21: Authorize a five-year master agreement for personal protective bunker gear for Dallas Fire-Rescue with Casco Industries, Inc. through the Texas Association of School Boards cooperative agreement - Estimated amount of \$8,965,950 - Financing: General Fund

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.

Deputy Mayor Pro Tem McGough moved to adopt the item.

Motion seconded by Mayor Pro Tem Medrano and unanimously adopted. (Arnold, Narvaez absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2020

20-0274

Item 22: Authorize an Interlocal Cooperation Agreement with Dallas Independent School District (DISD) to maximize resources and programming opportunities for both City of Dallas (City) Park and Recreation Department and DISD students by ensuring mutual use of City and DISD athletic facilities through July 31, 2022 - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2020

20-0275

Item 23: Authorize a construction contract for six prefabricated restroom buildings at Grauwylers Park located at 7780 Harry Hines Boulevard, Jaycee/Zaragoza Park located at 3114 Clymer Street, Kleberg Park located at 1515 Edd Road, Nash/Davis Park located at 3700 North Hampton Road, K.B. Polk Park located at 3860 Thedford Avenue, and Timberglen Park located at 3900 Timberglen Road with Restroom Facilities Ltd. through the Texas Association of School Boards cooperative agreement - Not exceed \$867,786.00 - Financing: Park and Recreation Facilities Fund (2006 General Obligation Bond Fund) (\$64,631.00), Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund) (\$658,524.00) and Elgin B. Robertson Land Sale Fund (\$144,631.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2020

20-0276

Item 24: Authorize a construction contract for the Martin Weiss Park Loop Trail located at 3400 West Clarendon Drive - North Rock Construction, LLC, lowest responsible bidder of seven - Not to exceed \$582,480.50 - Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2020

20-0277

Item 25: Authorize Supplemental Agreement No. 1 to the professional services contract with JBI Partners, Inc. for schematic design, design development, construction documents, procurement and construction observation phases for the Glendale Park Master Plan Phase 1 Implementation Project located at 1515 East Ledbetter Drive - Not to exceed \$231,800.00, from \$47,447.62 to \$279,247.62 - Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund)

Councilmember Thomas 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 Thomas moved to adopt the item.

Motion seconded by Councilmember Blackmon.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2020

20-0278

Item 26: Authorize an Interlocal Agreement with the Dallas County Sheriff's Office for reimbursement of program expenses associated with the Dallas County Highway Traffic Program for the period October 1, 2019 through September 30, 2022 - Not to exceed \$1,800,000.00 - Financing: General Fund (subject to 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.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2020

20-0279

Item 27: 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)

There were no appointments made to boards and commissions.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2020

20-0280

Item 28: Authorize the second step of acquisition for condemnation by eminent domain to acquire a wastewater easement from Clams Casino, LLC, of approximately 2,257 square feet of land located near the intersection of Turtle Creek Boulevard and Market Center Boulevard for the Lower Eastbank Interceptor Project - Not to exceed \$ 104,565.00 (\$101,565.00, plus closing costs and title expenses not to exceed \$3,000.00) - Financing: Wastewater Capital Improvement D Fund

The city secretary announced agenda item 28 requires a motion that the Council of the City of Dallas adopt the item and authorize the second step of acquisition for condemnation by eminent domain to acquire approximately 2,257 square feet of land located near the intersection of Turtle Creek Boulevard and Market Center Boulevard for the Lower Eastbank Interceptor Project.

Councilmember Atkins moved to adopt the item.

Motion seconded by Councilmember Mendelsohn.

Presiding Officer McGough called a record vote on the item:

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

Voting No: [0]

Absent when vote taken: [4] Johnson, Medrano, Narvaez, Bazaldua

The city secretary declared the item adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2020

20-0281

Item 29: Authorize the second step of acquisition for condemnation by eminent domain to acquire a wastewater easement from Market Center Boulevard, LLC, of approximately 2,724 square feet of land located near the intersection of Turtle Creek Boulevard and Market Center Boulevard for the Lower Eastbank Interceptor Project - Not to exceed \$ 114,684.00 (\$111,684.00, plus closing costs and title expenses not to exceed \$3,000.00) - Financing: Wastewater Capital Improvement D Fund

The city secretary announced agenda item 29 requires a motion that the Council of the City of Dallas adopt the item and authorize the second step of acquisition for condemnation by eminent domain to acquire approximately 2,724 square feet of land located near the intersection of Turtle Creek Boulevard and Market Center Boulevard for the Lower Eastbank Interceptor Project.

Councilmember Thomas moved to adopt the item.

Motion seconded by Councilmember Atkins.

Presiding Officer McGough called a record vote on the item:

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

Voting No: [0]

Absent when vote taken: [4] Johnson, Medrano, Narvaez, Bazaldua

The city secretary declared the item adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2020

20-0282

Closed Session

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

- Mary Dawes, et al. v. City of Dallas, et al.
- Trinity East Energy, LLC v. City of Dallas, Texas
- Charlotte Barner et al, v. City of Dallas and Reverchon Park Sports and Entertainment, LLC

Personnel (Sec. 551.074 T.O.M.A.)

Consideration of appointments to boards and commission members:

- Jonathan E. Maples and Ronald Wright, Community Police Oversight Board

At 5:56 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.)

- Trinity East Energy, LLC v. City of Dallas, Texas
- Charlotte Barner et al, v. City of Dallas and Reverchon Park Sports and Entertainment, LLC

Personnel (Sec. 551.074 T.O.M.A.)

Consideration of appointments to boards and commission members:

- Jonathan E. Maples and Ronald Wright, Community Police Oversight Board

The closed session ended and reconvened to open session at 7:00 p.m. No other matters were discussed during the closed session.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2020

20-0283

Item 30: Authorize a ratification of the fourth amendment to Resolution No. 19-0360, previously approved on February 27, 2019, as amended, and the third amendment to the Community Development Block Grant development loan agreement with the City of Dallas Housing Finance Corporation (DHFC) for a mixed-use and mixed-income multifamily residential development to be located at 2409 Bryan Street to: (1) amend the loan maturity to the 15th anniversary from the date of conversion from construction financing to permanent financing plus 6 months or 6 months from the maturity date of the senior lender note, whichever is later; and (2) increase the minimum investment requirement by DHFC and 2400 Bryan Street, LLC from \$45,000,000.00 to \$45,500,000.00 - Financing: No cost consideration to the City

Councilmember Blewett moved to adopt the item.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2020

20-0284

Item 31: Authorize (1) the adoption of a Resolution of Support for Dallas Sorcey Road, Ltd., an affiliate of Palladium USA International, Inc. (Applicant), related to its application to the Texas Department of Housing and Community Affairs for 9% Low Income Housing Tax Credits for the development of the Dallas Sorcey Road Apartments; and (2) an agreement with the Applicant for a line of credit in an amount not to exceed \$500.00 for the proposed multifamily development - Not to exceed \$500.00 - Financing: Public/Private Partnership Fund

The city secretary announced agenda items 31-36 would be considered collectively.

The items were read into the record.

The following registered speakers addressed the city council:

Michael Cintron, 3134 Darvany Dr. [Agenda Item 32]
Megan Lasch, 5910 Courtyard Dr., Austin, TX, representing O-SDA Industries, LLC
[Agenda Item 35]

Councilmember Atkins moved to adopt agenda items 31-36.

Motion seconded by Councilmember Thomas.

After discussion, Councilmember Arnold requested agenda item 34 be considered separately.

Motion seconded by Councilmember West and unanimously separated. (Johnson, Medrano, Narvaez, Bazaldua absent when vote taken)

Presiding Officer McGough called a vote on agenda items 31-33, 35 and 36 and declared the items unanimously adopted. (Johnson, Medrano, Narvaez, Bazaldua absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2020

20-0285

Item 32: Authorize (1) the adoption of a Resolution of Support for Dallas Stemmons, Ltd., an affiliate of Palladium USA International, Inc. (Applicant), related to its application to the Texas Department of Housing and Community Affairs for 9% Low Income Housing Tax Credits for the development of Dallas Stemmons Apartments; and (2) an agreement with the Applicant for a line of credit in an amount not to exceed \$500.00 for the proposed multifamily development - Not to exceed \$500.00 - Financing: Public/Private Partnership Fund

The city secretary announced agenda items 31-36 would be considered collectively.

The items were read into the record.

The following registered speakers addressed the city council:

Michael Cintron, 3134 Darvany Dr. [Agenda Item 32]
Megan Lasch, 5910 Courtyard Dr., Austin, TX, representing O-SDA Industries, LLC
[Agenda Item 35]

Councilmember Atkins moved to adopt agenda items 31-36.

Motion seconded by Councilmember Thomas.

After discussion, Councilmember Arnold requested agenda item 34 be considered separately.

Motion seconded by Councilmember West and unanimously separated. (Johnson, Medrano, Narvaez, Bazaldua absent when vote taken)

Presiding Officer McGough called a vote on agenda items 31-33, 35 and 36 and declared the items unanimously adopted. (Johnson, Medrano, Narvaez, Bazaldua absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2020

20-0286

Item 33: Authorize (1) the adoption of a Resolution of Support for Gateway Oak Cliff, LP, or its affiliate (Applicant), related to its application to the Texas Department of Housing and Community Affairs for 9% Low Income Housing Tax Credits for the development of the Gateway Oak Cliff; and (2) an agreement with the Applicant for a line of credit in an amount not to exceed \$500.00 for the proposed multifamily development - Not to exceed \$500.00 - Financing: Public/Private Partnership Fund

The city secretary announced agenda items 31-36 would be considered collectively.

The items were read into the record.

The following registered speakers addressed the city council:

Michael Cintron, 3134 Darvany Dr. [Agenda Item 32]

Megan Lasch, 5910 Courtyard Dr., Austin, TX, representing O-SDA Industries, LLC
[Agenda Item 35]

Councilmember Atkins moved to adopt agenda items 31-36.

Motion seconded by Councilmember Thomas.

After discussion, Councilmember Arnold requested agenda item 34 be considered separately.

Motion seconded by Councilmember West and unanimously separated. (Johnson, Medrano, Narvaez, Bazaldua absent when vote taken)

Presiding Officer McGough called a vote on agenda items 31-33, 35 and 36 and declared the items unanimously adopted. (Johnson, Medrano, Narvaez, Bazaldua absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2020

20-0287

Item 34: Authorize (1) the adoption of a Resolution of Support for Juliette Fowler Senior Affordable Housing, LP, or its affiliate (Applicant), related to its application to the Texas Department of Housing and Community Affairs for 9% Low Income Housing Tax Credits for the development of Juliette Fowler Residences; and (2) authorize an agreement with the Applicant for a line of credit in an amount not to exceed \$500.00 for the proposed multifamily development - Not to exceed \$500.00 - Financing: Public/Private Partnership Fund

Councilmember Atkins moved to adopt the item.

Motion seconded by Councilmember West.

After discussion, Councilmember Arnold requested a record vote.

Presiding Officer McGough called a record vote on the item:

Voting Yes: [10] McGough, West, Thomas, Resendez, Atkins,
Blackmon, Kleinman, Mendelsohn, Gates,
Blewett

Voting No: [1] Arnold

Absent when vote taken: [4] Johnson, Medrano, Narvaez, Bazaldua

The city secretary declared the item adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2020

20-0288

Item 35: Authorize (1) the adoption of a Resolution of Support for The Magenta, LLC, an affiliate of Saigebrook Development, LLC (Applicant), related to its application to the Texas Department of Housing and Community Affairs for 9% Low Income Housing Tax Credits for the development of The Magenta; and (2) an agreement with the Applicant for a line of credit in an amount not to exceed \$500.00 for the proposed multifamily development - Not to exceed \$500.00 - Financing: Public/Private Partnership Fund

The city secretary announced agenda items 31-36 would be considered collectively.

The items were read into the record.

The following registered speakers addressed the city council:

Michael Cintron, 3134 Darvany Dr. [Agenda Item 32]
Megan Lasch, 5910 Courtyard Dr., Austin, TX, representing O-SDA Industries, LLC
[Agenda Item 35]

Councilmember Atkins moved to adopt agenda items 31-36.

Motion seconded by Councilmember Thomas.

After discussion, Councilmember Arnold requested agenda item 34 be considered separately.

Motion seconded by Councilmember West and unanimously separated. (Johnson, Medrano, Narvaez, Bazaldua absent when vote taken)

Presiding Officer McGough called a vote on agenda items 31-33, 35 and 36 and declared the items unanimously adopted. (Johnson, Medrano, Narvaez, Bazaldua absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2020

20-0289

Item 36: Authorize (1) the adoption of a Resolution of Support for Villas at WH 20, LP, or its affiliate (Applicant), related to its application to the Texas Department of Housing and Community Affairs for 9% Low Income Housing Tax Credits for the development of Villas at Western Heights; and (2) an agreement with the Applicant for a line of credit in an amount not to exceed \$500.00 for the proposed multifamily development - Not to exceed \$500.00 - Financing: Public/Private Partnership Fund

The city secretary announced agenda items 31-36 would be considered collectively.

The items were read into the record.

The following registered speakers addressed the city council:

Michael Cintron, 3134 Darvany Dr. [Agenda Item 32]

Megan Lasch, 5910 Courtyard Dr., Austin, TX, representing O-SDA Industries, LLC
[Agenda Item 35]

Councilmember Atkins moved to adopt agenda items 31-36.

Motion seconded by Councilmember Thomas.

After discussion, Councilmember Arnold requested agenda item 34 be considered separately.

Motion seconded by Councilmember West and unanimously separated. (Johnson, Medrano, Narvaez, Bazaldua absent when vote taken)

Presiding Officer McGough called a vote on agenda items 31-33, 35 and 36 and declared the items unanimously adopted. (Johnson, Medrano, Narvaez, Bazaldua absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2020

20-0290

Prior to consideration of the consent zoning docket and the item being read into the record, Councilmember Atkins moved to defer agenda item Z13 to the April 8, 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-Z8.

Agenda item Z1: Zoning Case Z189-268(AU)
Agenda item Z2: Zoning Case Z189-287(PD)
Agenda item Z3: Zoning Case Z189-299(LC)
Agenda item Z4: Zoning Case Z189-320(PD)
Agenda item Z5: Zoning Case Z189-343(AU)
Agenda item Z6: Zoning Case Z189-354(SM)
Agenda item Z7: Zoning Case Z189-369(CT)
Agenda item Z8: Zoning Case Z190-106(CT)

Agenda item Z1 was removed from the consent zoning docket to be considered as an individual hearing.

Therefore, the consent zoning docket, consisting of agenda items Z2-Z8 was presented for consideration.

Agenda item Z2: Zoning Case Z189-287(PD)
Agenda item Z3: Zoning Case Z189-299(LC)
Agenda item Z4: Zoning Case Z189-320(PD)
Agenda item Z5: Zoning Case Z189-343(AU)
Agenda item Z6: Zoning Case Z189-354(SM)
Agenda item Z7: Zoning Case Z189-369(CT)
Agenda item Z8: Zoning Case Z190-106(CT)

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.

Deputy Mayor Pro Tem McGough moved to close the public hearings, accept the recommendations of the city plan commission and pass the ordinances.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2020

20-0291

Item Z1: Zoning Case Z189-268(AU) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting the renewal of and an amendment to Specific Use Permit No. 1817 for an open-enrollment charter school use on property zoned an R-7.5(A) Single Family District, on the north side of Bruton Road, east of North Masters 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, traffic management 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:

Mark Daniels, 1207 Hampshire Ln., Richardson, TX, representing Golden Rule School

Councilmember Bazaldua moved to deny the item.

Motion seconded by Councilmember Narvaez.

During discussion, Councilmember Bazaldua clarified that his motion was to deny the amendment and adopt the renewal of the Specific Use Permit (SUP).

Motion seconded by Councilmember Narvaez.

Presiding Officer Medrano called a vote and declared the amended item adopted on a divided vote with Councilmember Kleinman voting "No." (Johnson absent when vote taken)

Assigned ORDINANCE NO. 31443

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2020

20-0292

Item Z2: Zoning Case Z189-287(PD) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to and the renewal of Specific Use Permit No. 2108 for the sale of alcoholic beverages in conjunction with a restaurant without drive-through service use on property zoned an LC-D-1 Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District and a D-1 Liquor Control Overlay, on the south corner of McKinnon Street and Ivan Street

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. 31444

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2020

20-0293

Item Z3: Zoning Case Z189-299(LC) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Historic Overlay No. 31, Old Parkland Hospital, and to Planned Development District No. 262 by amending Section 51P-262.112 "Preservation Criteria" on property zoned Tract 3 within Planned Development District No. 262, on the east side of Dallas North Tollway, north of Oak Lawn Avenue and west of Maple Avenue

Recommendation of Staff and CPC: Approval, subject to revised preservation criteria, a revised development plan, and revised exhibits

Recommendation of Landmark Commission: Approval, subject to revised preservation criteria

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 31445

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2020

20-0294

Item Z4: Zoning Case Z189-320(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. 824 for R-7.5(A) Single Family District uses and a public school other than an open-enrollment charter school use on property zoned Planned Development District No. 824, on the northwest corner of Lingo Lane and Millmar Drive

Recommendation of Staff and CPC: Approval, subject to a revised development plan, traffic management plan, and conditions

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 31446

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2020

20-0295

Item Z5: Zoning Case Z189-343(AU) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1653 for a potentially incompatible industrial (outside) use limited to wood or lumber processing on property zoned an IM Industrial Manufacturing District with existing deed restrictions [Z056-308], on the north side of Manana Drive, east of Spangler Road

Recommendation of Staff and CPC: Approval, for a five-year period, subject to conditions

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 31447

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2020

20-0296

Item Z6: Zoning Case Z189-354(SM) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development Subdistrict for MF-2 Multifamily Subdistrict uses and a public school use and an ordinance granting the repeal of Specific Use Permit No. 893 for a public school use on property zoned MF-2 Multifamily Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District with Historic Overlay No. 111 North Dallas High School, on the north corner of McKinney Avenue and North Haskell Avenue

Recommendation of Staff and CPC: Approval of a planned development subdistrict, subject to a development plan, traffic management plan, and conditions and approval of the repeal of Specific Use Permit No. 893

Adopted as part of the consent zoning docket

Assigned ORDINANCE NOS. 31448 AND 31449

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2020

20-0297

Item Z7: Zoning Case Z189-369(CT) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2119 for an alcoholic beverage establishment limited to a bar, lounge, or tavern on property zoned Planned Development District No. 808, on the south corner of Gaston Avenue and Tucker Street

Recommendation of Staff and CPC: Approval for a three-year period, subject to conditions

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 31450

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2020

20-0298

Item Z8: Zoning Case 190-106(CT) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a commercial amusement (inside) use on property zoned Subdistrict 3 (Tract 2), Midtown Green Walkable Urban Mixed Use District (WMU-20) within Planned Development District No. 887, the Valley View-Galleria Area Special Purpose District, on the southwest corner of Montfort Drive and James Temple Drive

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. 31451

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2020

20-0299

ZONING CASES – INDIVIDUAL

Item Z9: 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 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

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:

Alan Stewart, 4233 Colgate Ave., University Park, TX (handout provided)
Amy Carey, 4237 Colgate Ave., University Park, TX
Marney Blake, 4225 Colgate Ave., University Park, TX
David Ellis, 4201 Colgate Ave., University Park, TX
Jane Kellogg, 5755 Caruth Blvd.
Ravi Natarajan, 4413 Colgate Ave.
Melanie Walz, 4213 Colgate Ave., University Park, TX
Cathey Stevens, 4425 Colgate Ave.
Kathy Stewart, 4233 Colgate Ave., University Park, TX

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

Chris Girata, 5509 W. University Blvd., representing Saint Michael and All Angels
Ben Leal, 1614 Jensen Ct., representing Saint Michael

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

20-0299

Page 2

Owen McCrory, 9510 Rockbrook Dr., representing St. Michaels Church
Steve Stoner, 7557 Rambler Rd., representing the applicant
Misty Ventura, 9407 Biscayne Blvd., representing Sherry Realty Holdings, LP
(handout provided)
Tricia Stewart, 7811 Bryn Mawr Dr., representing Saint Michael & All Angels
Episcopal Church
Matthew Waller, 5828 Colhurst St., representing Saint Michael
Suzan Kedron, 2323 Ross Ave., representing St. Michael's

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

Section 51P-1025.110(g)(2) is amended to read as follows:

- (2) Subdistrict III:

- (A) Maximum floor arel for multifamily uses is 140,000 square feet, except the floor area may be increased to 155,000 square feet if a minimum of five units of the 235 multifamily dwelling units in Subdistrict II are available to households earning between 81 and 100 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices. This limitation does not apply to retirement housing or convalescent and nursing homes, hospice care, and related institutional uses;

- (B) Maximum floor Area for retirement housing and convalescent and nursing homes, hospice care, and related institutions uses is 160,000 square feet, except the floor area may be increased to 175,000 square feet if a minimum of five units of the 235 multifamily dwelling units in Subdistrict II are available to households earning between 81 and 100 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices;

- (C) Maximum floor Area for lodging uses is 150,000 square feet, except the floor area may be increased to 165,000 square feet if a minimum of five units of the 235 multifamily dwelling units in Subdistrict II are available to households earning between 81 and 100 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices, plus an additional 10,000 square feet for lodging uses that do not have a meeting room exceeding 1,900 square feet.

- A project plan is required when taking advantage of the development bonuses;

- Section 51P-1025.110(g)(3) is amended to read as follows:
 - (3) Overall. The maximum allowed floor area in Subdistrict II and Subdistrict III combined is 586,157 square feet, except the allowed floor area may be increased to 601,157 square feet if a minimum of five units of the 235 multifamily dwelling units in Subdistrict II are available to households earning between 81 and 100 percent of the area median family income (AMFI) for the Dallas TX HUD Metro FMR Area and offered at affordable rent prices.
- In Subdistrict II:
 - The maximum structure height, measured at the tallest point of any roof covering floor area and the highest point of any parapet wall, shall not exceed _____ feet;
 - The highest point of any additional structures permitted above the maximum structure height shall not exceed _____ feet, and such additional structures must be located:
 - No more than _____ feet from the western property line of Lot 2A, Block 4/5625;
 - No more than _____ feet from the eastern property line of Lot 2A, Block 4/5625;
 - The two tower buildings in Subdistrict II must be separated by a minimum of 160 feet;
 - The westernmost tower building in Subdistrict II must not be located further than a maximum distance of _____ feet from the western property line of Lot 2A, Block 4/5625;
 - The easternmost tower building in Subdistrict II must not be located further than a maximum distance of _____ feet from the eastern property line of Lot 2A, Block 4/5625;
 - The term “additional structures” as used in this paragraph means this paragraph mean the following structures (i) elevator penthouse or bulkhead; (ii) mechanical equipment room; (iii) cooling tower; (iv) tank designed to hold liquids; (v) visual screens which surround roof mounted mechanical equipment; (vi) chimney and vent stacks; and (vii) tower and antenna for cellular communications; and
 - With the ordinance to return at a later date after the measurements have been provided.

Motion seconded by Councilmember Atkins.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2020

20-0300

ZONING CASES – INDIVIDUAL

Item Z10: Zoning Case Z189-292(CY)

A public hearing to receive comments regarding an application for an amendment to the Existing Land Use Map to allow a duplex use on property zoned Tract III within Planned Development District No. 67, on the east side of Tyree Street, north of Savage Street

Recommendation of Staff: Approval, subject to a revised Existing Land Use Map

Recommendation of CPC: Denial

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 or in favor of the city plan commission's recommendation.

Councilmember Narvaez moved to close the public hearing and deny the item.

Motion seconded by Councilmember Blackmon and unanimously denied. (Johnson absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2020

20-0301

ZONING CASES – INDIVIDUAL

Item Z11: Zoning Case Z190-109(AU)

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Tract 2 within Planned Development District No. 610, on the northeast corner of Greenville Avenue and Milton Street

Recommendation of Staff: Denial

Recommendation of CPC: Approval subject to conditions

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

Councilmember Blewett moved to close the public hearing, accept the city plan commission's recommendation and pass the ordinance.

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

Assigned ORDINANCE NO. 31452

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2020

20-0302

ZONING CASES UNDER ADVISEMENT – INDIVIDUAL

Item Z12: 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 and 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 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

Note: This item was deferred by the City Council before opening the public hearing on January 8, 2020, and is scheduled for consideration on February 12, 2020

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:

Santos Martinez, 12 Tanager Terrace, Angel Fire, NM, representing the applicant

Councilmember Bazaldua moved to close the public hearing, accept the city plan commission's recommendation 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 with the following change:

- 4 year [SUP] with auto renewals for 5 years.

Motion seconded by Councilmember Blackmon and unanimously amended. (Johnson absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2020

20-0303

ZONING CASES UNDER ADVISEMENT – INDIVIDUAL

Item Z13: Zoning Case Z189-315(PD)

A public hearing to receive comments regarding an application for and an ordinance granting a new tract on property zoned Tract 1A within Planned Development District No. 751 with existing deed restrictions [Z834-368], on the northeast side of the westbound service road of Lyndon B. Johnson Freeway (IH-20), and the southwest side of Cliff Creek Crossing Drive, between Bainbridge Drive and Chrysalis Drive

Recommendation of Staff and CPC: Approval, subject to a revised development/conceptual plan, a revised landscape plan and conditions

Note: This item was deferred by the City Council before opening the public hearing on December 11, 2019, and is scheduled for consideration on February 12, 2020

Prior to consideration of the consent zoning docket and the item being read into the record, Councilmember Atkins moved to defer the item to the April 8, 2020 voting agenda meeting of the city council. Therefore, no speakers were called on the item.

Motion seconded by Councilmember Narvaez and unanimously deferred. (Johnson absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2020

20-0304

MISCELLANEOUS HEARINGS

Item PH1: A public hearing to receive comments on a proposed municipal setting designation to prohibit the use of groundwater as potable water beneath properties owned by local businesses and individuals (list attached to the Agenda Information Sheet) generally located along Harry Hines Boulevard, Inwood Road, Denton Drive, and Empire Central and adjacent street rights-of-way; and an ordinance authorizing support of the issuance of a municipal setting designation to Virtuolotry, LLC by the Texas Commission on Environmental Quality and prohibiting the use of groundwater beneath the designated property as potable water - Financing: No cost consideration to the City

Recommendation of Staff: Approval

The city secretary read the following statement into the record:

"Pursuant to Section 51A-6.108(g)(3) of the Dallas Development Code, the applicant or licensed representative of the applicant who is familiar with the application must be present and available to answer questions."

The following individual addressed the city council on the item:

James Kendrick, 204 Inverness Dr., Lewisville, TX, representing the applicant

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

Motion seconded by Councilmember Narvaez and unanimously adopted. (Johnson, Medrano, Bazaldua absent when vote taken)

Assinged ORDINANCE NO. 31453

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2020

20-0305

MISCELLANEOUS HEARINGS

Item PH2: A public hearing to receive comments regarding an application by Murdeaux Rehab Development, LP to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Low Income Housing Tax Credits for the Sphinx at Murdeaux Villas located at 125 South Murdeaux Lane; and, at the close of the public hearing adopt a Resolution of No Objection for Murdeaux Rehab Development, LP, or its affiliate, related to its application to TDHCA for the acquisition and rehabilitation of the Sphinx at Murdeaux Villas - Financing: No cost consideration to the City

No one addressed the city council on the item.

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

Motion seconded by Councilmember Thomas and unanimously adopted. (Johnson, Medrano, Bazaldua absent when vote taken)

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, FEBRUARY 12, 2020

EXHIBIT C