

City of Dallas

*1500 Marilla Street
Dallas, Texas 75201*



ANNOTATED COUNCIL AGENDA

REVISED

April 8, 2020

9:23 A.M. – 3:22 P.M.

[20-0540; HELD]

Invocation and Pledge of Allegiance

Agenda Item/Open Microphone Speakers
[20-0541]

VOTING AGENDA

1. [20-550](#) Approval of Minutes of the March 25, 2020 City Council Meeting
[20-0542; APPROVED]

CONSENT AGENDA [20-0543; APPROVED]

City Attorney's Office

2. [20-382](#) Consideration of (1) the re-appointment of Errick Thompson, M. Elizabeth Reich and Jing Xiao to the Love Field Airport Modernization Corporation Board of Directors for a two-year term expiring on March 11, 2022, or until the appointment of their successors by the City Council; and (2) approval of adoption of an amendment to the Love Field Airport Modernization Corporation bylaws that would extend the term of office of each of the Love Field Airport Modernization Corporation officers from one (1) year to two (2) years and allow each officer to serve until that officer's successor is duly appointed - Financing: No cost consideration to the City
[20-0544; APPROVED]

City Controller's Office

3. [20-601](#) An ordinance authorizing (1) the issuance of Equipment Acquisition Contractual Obligations, Series 2020 in an aggregate principal amount not to exceed \$33,000,000; (2) levying a tax in payment thereof; (3) approving and awarding the sale thereof and approving execution of a purchase agreement; (4) approving the official statement; (5) and enacting other provisions relating to the subject - Not to exceed \$145,000 - Financing: 2020 Equipment Acquisition Notes Funds
[20-0545; APPROVED; ORDINANCE 31497]
4. [20-602](#) An ordinance authorizing (1) the issuance of Combination Tax and Revenue Certificates of Obligations, Series 2020 in the aggregate principal amount not to exceed \$16,000,000; (2) levying a tax in payment thereof; (3) prescribing the form of said certificates; (4) approving and awarding the sale of the certificates and approving execution of a purchase agreement; (5) approving the official statement; (5) and enacting other provisions relating to the subject - Not to exceed \$110,000 - Financing: 2020 Certificates of Obligation Funds
[20-0546; APPROVED; ORDINANCE 31498]

CONSENT AGENDA (continued)**Department of Aviation**

5. [20-433](#) Authorize a first amendment to the license agreement between the City of Dallas and Alclear, LLC at Dallas Love Field Airport ("Airport") to expand Alclear's permitted use by approximately 213 square feet for additional administrative support space and four additional kiosks in the Airport terminal - Estimated Revenue: Aviation Fund \$8,946.00 of additional license fees over the remaining term of the license agreement
[20-0547; APPROVED]

Department of Dallas Animal Services

6. [20-324](#) Authorize the **(1)** acceptance of a grant from Best Friends Animal Society to support a Special Programs Veterinary Assistant for the Department of Dallas Animal Services in the amount of \$49,058.00 for the period June 30, 2020 through June 30, 2021; **(2)** receipt and deposit of grant funds in an amount not to exceed \$49,058.00 in the Special Programs Vet Assistant Grant Fund; **(3)** establishment of appropriations in an amount not to exceed \$49,058.00 in the Special Programs Vet Assistant Grant Fund; and **(4)** execution of the grant agreement and all terms, conditions, and documents required by the grant agreement - Not to exceed \$49,058.00 - Financing: Best Friends Animal Society-Special Programs Vet Assistant Grant Funds
[20-0548; APPROVED]

Department of Housing & Neighborhood Revitalization

7. [20-361](#) Authorize **(1)** approval of the development plan as described in Exhibit A for the construction of eight affordable houses by Open Mindframe Ventures, LLC. (Developer); **(2)** the sale of eight vacant lots as described in Exhibit A from the Dallas Housing Acquisition and Development Corporation (DHADC) to Developer, subject to restrictive covenants and a right of reverter and execution of all necessary documents; and **(3)** execution of a release of lien for any non-tax City liens that were filed on the eight vacant lots prior to the Sherriff's deeds transferring the lots to DHADC - Estimated Revenue Foregone: \$135,481.36
[20-0549; APPROVED]
8. [20-358](#) Authorize a development loan with East Dallas Community Organization (Developer), a certified Community Housing Development Organization, in the amount of \$502,200.00 in HOME Investment Partnership Grant Funds for construction of five single family homes on land currently owned by the Developer in the Southeast Dallas neighborhood of Dolphin Heights - Not to exceed \$502,020.00 - Financing: HOME Investment Partnership Grant Funds
[20-0550; CORRECTED; APPROVED]

CONSENT AGENDA (continued)**Department of Housing & Neighborhood Revitalization** (continued)

9. [20-357](#) Authorize the **(1)** sale of up to 20 Land Transfer lots, for up to 20 single family homes, included in West Dallas Land Transfer cluster, to Builders of Hope Community Development Corporation (Developer), a certified Community Housing Development Organization (CHDO), subject to restrictive covenants, a right of reverter, and execution of all necessary documents pursuant to the City's Land Transfer Program and the New Construction and Substantial Rehabilitation Program; **(2)** release of all non-tax City liens, notices, or orders that were filed on the 20 Land Transfer lots prior or subsequent to the deeds transferring the lots to the City of Dallas; and **(3)** execution of a loan agreement with Developer for construction of up to 20 single family homes - Not to exceed \$1,141,922.00 - Financing: HOME Investment Partnership Grant Funds
[20-0551; APPROVED]

Department of Sustainable Development and Construction

10. [19-1421](#) An ordinance abandoning a portion of Doric Street to Future Foam, Inc., the abutting owner, containing approximately 2,177 square feet of land, located near the intersection of Doric Street and Abernathy Avenue; and authorizing the quitclaim -Revenue: General Fund \$6,531.00, plus the \$20.00 ordinance publication fee
[20-0552; APPROVED; ORDINANCE 31499]
11. [20-304](#) A resolution authorizing the conveyance of an easement containing a total of approximately 2,909 square feet of land to Oncor Electric Delivery Company, LLC for the construction, maintenance and use of power lines and electric transformer facilities across City-owned land located near the intersection of Walnut Hill Lane and Mixon Drive - Financing: No cost consideration to the City
[20-0553; APPROVED]

Office of Procurement Services

12. [20-623](#) Authorize **(1)** a one-year master agreement for the purchase of recreational vehicles to serve as quarantine shelters for first responder employees in an estimated amount of \$1,391,300; and **(2)** the ratification of \$106,400 for the immediate purchase of recreational vehicles to serve as quarantine shelters for first responder employees - Fun Town RV LP - Total estimated amount of \$1,497,700 - Financing: Equipment and Fleet Management Fund
[20-0554; APPROVED]

Office of Strategic Partnerships & Government Affairs

13. [20-528](#) An ordinance by the City Council of the City of Dallas, Texas, approving Resolution No. 2020-03-065 adopted by the Dallas Fort Worth International Airport Board on March 5, 2020 for the purpose of amending Chapters 1, 2, 3, 4, 5, and 8 of the Code of Rules and Regulations of the Dallas Fort Worth International Airport Board, as shown in the attachment hereto - Financing: No cost consideration to the City
[20-0555; APPROVED; ORDINANCE 31500]

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

14. [20-539](#) Ordinances authorizing amendments to the Dallas Fort Worth International Airport Master Bond Ordinance, the 57th Supplemental Concurrent Bond Ordinance - Financing: No cost consideration to the City
[20-0556; APPROVED; ORDINANCE 31501]

Police Department

15. [20-332](#) Authorize the **(1)** application and acceptance of the Texas School Safety Center Tobacco Enforcement Grant in the amount of \$43,750.00 from Texas State University for the purpose of reducing youth access to tobacco products and to ensure accordance with Chapter 161, Texas Health and Safety Code for the period January 1, 2020 through August 31, 2020; **(2)** establishment of appropriations in an amount not to exceed \$43,750.00 in the FY20 Tobacco Enforcement Program Fund; **(3)** receipt and deposit of grant funds in an amount not to exceed \$43,750.00 in the FY20 Tobacco Enforcement Program Fund; and **(4)** execution of the interlocal cooperation contract and all terms, conditions, and documents required by the grant contract - Not to exceed \$43,750.00 - Financing: Texas School Safety Center Grant Funds
[20-0557; APPROVED]

16. [20-408](#) Authorize the **(1)** application for and acceptance of funding for the BJA FY19 Gulf States Regional Law Enforcement Technology Assistance Initiative Grant (Grant No. 2020-RZ-BX-0017, CFDA No. 16.843) from the U.S Department of Justice (DOJ), Office of Justice Programs, the Bureau of Justice Assistance in the amount of \$150,000.00 to enhance information and criminal intelligence sharing between local law enforcement agencies and their local fusion centers for the period of December 1, 2019 through November 30, 2021; **(2)** establishment of appropriations in an amount not to exceed \$150,000.00 in the BJA FY19 Gulf States Regional Law Enforcement Technology Assistance Initiative Grant Fund; **(3)** receipt and deposit of grant funds in an amount not to exceed \$150,000.00 in the BJA FY19 Gulf States Regional Law Enforcement Technology Assistance Initiative Grant Fund; and **(4)** execution of the grant agreement and all terms, conditions, and documents required by the grant agreement - Not to exceed \$150,000.00 - Financing: U.S. Department of Justice, Office of Justice Programs, the Bureau of Justice Assistance Grant Funds
[20-0558; APPROVED]

Water Utilities Department

17. [20-89](#) Ordinances authorizing the issuance and sale of City of Dallas, Texas Waterworks and Sewer System Revenue Bonds, Series 2020A, in the amount of \$22,000,000.00, and City of Dallas, Texas Waterworks and Sewer System Revenue Bonds, Series 2020B, in the amount of \$44,000,000.00, to the Texas Water Development Board; approving the execution of the agreements in connection with the sale of the bonds; and all other matters related thereto - Total not to exceed \$ 258,420.00 - Financing: Dallas Water Utilities Fund
[20-0559; APPROVED; ORDINANCE NOS. 31502 AND 31503]

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

18. [20-551](#) Consideration of appointments to boards and commissions and the evaluation and duties of board and commission members (List of nominees is available in the City Secretary's Office)
[20-0560; FULL COUNCIL APPOINTMENT MADE TO BOARDS AND COMMISSIONS]

Mayor and City Council Office

19. [20-436](#) An ordinance amending Chapter 8, "Boards and Commissions," of the Dallas City Code by amending Section 8-1.4, "Qualification Considerations in Appointments to Boards," by deleting the requirement that a board or commission member be a qualified voter in the city at the time of appointment - Financing: No cost consideration to the City (via Councilmembers Resendez, Mayor Pro Tem Medrano, Bazaldua, West, and Narvaez)
[20-0561; APPROVED; ORDINANCE 31504]
20. [20-577](#) An ordinance amending Chapter 8, "Boards and Commissions," of the Dallas City Code by amending Section 8-1.4, "Qualification Considerations in Appointments to Boards," by adding a waiver of special qualifications for appointees to certain boards and commissions in other chapters of the Dallas City Code - Financing: No cost consideration to the City (via Councilmembers Bazaldua, Resendez, Blackmon, Mayor Pro Tem Medrano, and West)
[20-0562; APPROVED; ORDINANCE 31505]

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

21. [20-685](#) Adopt a resolution **(1)** authorizing and approving the creation of a public facility corporation in accordance with the Texas Public Facility Corporation Act, Chapter 303 of the Texas Local Government Code, as amended ("Act"), to be named the Dallas Public Facility Corporation ("Corporation"); and **(2)** approving the Corporation's proposed Articles of Incorporation and Bylaws - Financing: No cost consideration to the City (This item was deferred on February 26, 2020 and March 25, 2020)
[20-0563; REMANDED TO THE AD HOC COMMITTEE ON COVID-19 ECONOMIC RECOVERY AND ASSISTANCE OR ECONOMIC DEVELOPMENT COUNCIL COMMITTEE WITHIN 60 DAYS]

ADDITIONS:

Closed Session
[20-0564; HELD]

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

- Legal issues related to Executive Order, GA-14, issued March 31
[BRIEFED]
- ESI/Employee Solutions, Inc. et al. v. City of Dallas
[BRIEFED]

OTHER ITEMS FOR INDIVIDUAL CONSIDERATION**City Attorney's Office**

22. [20-573](#) Authorize settlement of the lawsuit styled Caleb Jolley v. The City of Dallas, Cause No. DC-19-05978 - Not to exceed \$60,000.00 - Financing: Risk Management Funds
[20-0565; APPROVED]

Department of Human Resources

23. [20-294](#) Consideration of **(1)** qualifications and appointment of Christopher J. Caso to the position of city attorney; **(2)** adopting a resolution appointing Christopher J. Caso as city attorney; **(3)** approving the terms of the Agreement of Appointment; and **(4)** authorizing the city manager to execute the Agreement of Appointment of the City Attorney
[20-0566; DISCUSSED IN EXECUTIVE SESSION (SECTION 551.074 T.O.M.A. – PERSONNEL MATTERS); APPROVED]

Department of Transportation

24. [20-689](#) Authorize a resolution **(1)** supporting the Regional Transportation Council's (RTC) March 12, 2020 "Resolution on the Texas Transportation Commission's Proposed Updates to the 2020 Unified Transportation Program,"; and **(2)** authorizing the City of Dallas RTC members to provide comments on the proposed revisions to the 2020 Unified Transportation Program during the open comment period and at public meetings and public hearings on behalf of the City Council - Financing: No cost consideration to the City
[20-0567; APPROVED]

Office of Procurement Services

25. [20-661](#) Authorize Supplemental Agreement No. 1 to increase the contract and to extend the term from March 23, 2020 to September 23, 2020 with Residence Inn Market Center in an estimated amount of \$355,000, from \$50,000 to \$405,000, Chatham Dallas DT, LLC dba Courtyard by Marriott in an estimated amount of \$350,500, from \$50,000 to \$400,500, and Vishwanath Hotels, LLC in an estimated amount of \$940,000, from \$50,000 to \$990,000, for lodging at hotels to support homeless and first responder sheltering operations in response to COVID-19 - Total estimated amount of \$1,645,500, from \$150,000 to \$1,795,500 - Financing: General Fund
[20-0568; APPROVED]
26. [20-629](#) Authorize **(1)** a two-year master agreement for personal protective equipment in response to COVID-19 in an estimated amount of \$634,386.64; and **(2)** the emergency ratification in response to COVID-19 of \$567,169.76 for personal protective equipment with Safeware, Inc. through the U.S. Communities cooperative agreement - Total estimated amount of \$1,201,556.40 - Financing: General Fund
[20-0569; APPROVED]

PUBLIC HEARINGS AND RELATED ACTIONS**Department of Sustainable Development and Construction****ZONING CASES – CONSENT****[20-0570; APPROVED]**

- Z1. [20-515](#) A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2029 for a commercial amusement (inside) limited to a dance hall use, and an amendment to allow for an alcoholic beverage establishment limited to a bar, lounge, or tavern as an additional use on property zoned Planned Development District No. 619 with Historic Overlay No. 48 (Tract A), the Harwood Historic District and Specific Use Permit No. 2029, on the southwest corner of Pacific Avenue and North Harwood Street
Recommendation of Staff and CPC: Approval for a three-year period, subject to conditions
Z189-278(AM)
[20-0571; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 31506]
- Z2. [20-516](#) A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2144 for an alcoholic beverage establishment limited to a bar, lounge, or tavern use on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, generally on the north side of Main Street at the terminus of Pryor Street
Recommendation of Staff and CPC: Approval for a two-year period, subject to conditions
Z189-328(AM)
[20-0572; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 31507]
- Z3. [20-517](#) A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 234, on the southeast corner of Corral Drive and South Cockrell Hill Road
Recommendation of Staff and CPC: Approval, subject to revised conditions
Z190-119(PD)
[20-0573; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 31508]
- Z4. [20-518](#) A public hearing to receive comments regarding an application for and an ordinance granting a CS Commercial Service District and a resolution accepting deed restrictions volunteered by the applicant on property zoned a CR Community Retail District, on the north side of West Kiest Boulevard, west of South Cockrell Hill Road
Recommendation of Staff and CPC: Approval, subject to deed restrictions volunteered by the applicant
Z190-129(JM)
[20-0574; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 31509]

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

- Z5. [20-519](#) A public hearing to receive comments regarding an application for and an ordinance granting an IR Industrial Research District on property zoned an R-7.5(A) Single Family District, on the southeast corner of Newkirk Street and Cindy Lane
Recommendation of Staff and CPC: Approval
Z190-130(AU)
[20-0575; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 31510]
- Z6. [20-520](#) A public hearing to receive comments regarding an application for and an ordinance granting an NS(A) Neighborhood Service District on property zoned an NO(A) Neighborhood Office District, on the southeast corner of West Kiest Boulevard and South Tyler Street
Recommendation of Staff and CPC: Approval
Z190-131(CT)
[20-0576; HEARING OPEN; DEFERRED TO MAY 27, 2020 BY COUNCILMEMBER ARNOLD]
- Z7. [20-521](#) 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, public school other than an open-enrollment charter school, office, and warehouse uses on property zoned an R -7.5(A) Single Family District, on the northeast corner of County View Road and Field View Lane
Recommendation of Staff and CPC: Approval, subject to a development plan and conditions
Z190-141(JM)
[20-0577; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 31511]
- Z8. [20-522](#) A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2284 for a tattoo studio on property zoned Subdistrict 1A within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, on the southeast line of Parkhouse Street, west of North Riverfront Boulevard
Recommendation of Staff and CPC: Approval for a five-year period, subject to conditions
Z190-150(AU)
[20-0578; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 31512]

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

- Z9. [20-523](#) A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for an adult day care facility on property zoned an R-7.5(A) Single Family District, on the northwest side of Oxbow Lane, north of Foxboro Lane
Recommendation of Staff: Approval of a Specific Use Permit for an adult day care facility on a portion of the area of request for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions
Recommendation of CPC: Approval of a Specific Use Permit for an adult day care facility on a portion of the area of request for a five-year period, subject to a site plan and conditions
Z189-267(CY)
[20-0579; HEARING OPEN; DEFERRED TO MAY 13, 2020 BY COUNCILMEMBER THOMAS]
- Z10. [20-524](#) 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. 2191 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned an MU-1-D-1 Mixed Use District with a D-1 Liquor Control Overlay, and deed restrictions [Z156-163], on the northeast corner of Lake June Road and Guard Drive
Recommendation of Staff: Approval for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and conditions
Recommendation of CPC: Approval for a two-year period, subject to a revised site plan and conditions
Z190-126(AU)
[20-0580; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 31513]
- Z11. [20-525](#) A public hearing to receive comments regarding an application for a TH-1(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family District, on the east side of North Denley Drive, south of Mary Hall Street
Recommendation of Staff: Denial
Recommendation of CPC: Denial without prejudice
Z190-148(JM)
[20-0581; HEARING CLOSED; CPC RECOMMENDATION REVERSED; APPROVED; ORDINANCE 31514]

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

- Z12. [20-526](#) A public hearing to receive comments regarding an application for a TH-1(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family District, on the east side of North Denley Drive, south of Mary Hall Street
Recommendation of Staff: Denial
Recommendation of CPC: Denial without prejudice
Z190-149(JM)
[20-0582; HEARING CLOSED; CPC RECOMMENDATION REVERSED; APPROVED; ORDINANCE 31515]

ZONING CASES - UNDER ADVISEMENT – INDIVIDUAL

- Z13. [20-356](#) 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
Z189-315(PD)
Note: This item was deferred by the City Council before opening the public hearing on December 11, 2019, and is scheduled for consideration on April 8, 2020
[20-0583; HEARING CLOSED; DENIED WITHOUT PREJUDICE BY COUNCILMEMBER ATKINS]

FLOODPLAIN APPLICATIONS**Water Utilities Department**

- PH1. [20-313](#) A public hearing to receive comments regarding the application for and approval of the fill permit and removal of the floodplain (FP) prefix from approximately 1.35 acres of the current 6.58 acres of land located at southeast corner of East Belt Line Road and South North Lake Road intersection (14901 North Lake Road), within the floodplain of Grapevine Creek, Fill Permit 19-03 - Financing: No cost consideration to the City
[20-0584; HEARING CLOSED; APPROVED]

PUBLIC HEARINGS AND RELATED ACTIONS (continued)**MISCELLANEOUS HEARINGS****Department of Sustainable Development and Construction**

- PH2. [20-527](#) A public hearing on an application for and a resolution granting a variance to the alcohol spacing requirements from a public school, L. G. Pinkston High School as required by Section 6-4 of the Dallas City Code to allow a wine and beer retailer's off-premise permit (Chapter 26 of the Texas Alcoholic Beverage Code) for a general merchandise or food store with 10,000 square feet or more floor area [A & S Supermarkets, LLC] on the north line of Singleton Boulevard and the west line of Hampton Road - AV190-003 - Financing: No cost consideration to the City
[20-0585; HEARING CLOSED; APPROVED]

BRIEFING

- A. Update on COVID-19 Pandemic Local State of Disaster
[20-0586; BRIEFED]