

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, OCTOBER 28, 2020

20-1670

VOTING AGENDA MEETING
DALLAS CITY HALL, ROOM 5ES/VIDEO CONFERENCE
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 9:21 a.m. with a quorum of the city council present.

The invocation was given by Faith Leader Will McCall of Dallas Leadership Foundation.

Mayor Johnson led the pledge of allegiances 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 at 11:41 a.m. and reconvened at 1:17 p.m.

After all business properly brought before the city council had been considered, the city council adjourned at 3:14 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.

The actions taken on renewal motions that allows the city council to further discuss (reconsideration) or dispose (rescind) of a motion previously 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.

***Note: Members of the City Council participated in this meeting by video conference.**

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, OCTOBER 28, 2020

EXHIBIT A

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, OCTOBER 28, 2020

EXHIBIT B

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 28, 2020

20-1671

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: Norman Williams, 421 S. St. Paul St.
SUBJECT: Transfer property into subdistrict

SPEAKER: Kendal Richardson, 13695 Goldmark Dr.
SUBJECT: Climate of DFW/COVID numbers
REPRESENTING: Peoples Ministries

SPEAKER: Yaretsy Munoz, 215 River Fern Ave., Garland, TX
SUBJECT: Homeless
REPRESENTING: Dallas College El Centro

SPEAKER: Deninah Goodwin, Address Not Provided
SUBJECT: Denial for employment with COD

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 28, 2020

20-1672

Item 1: Approval of Minutes of the October 13, 2020 City Council Meeting.

Councilmember Mendelsohn moved to adopt the minutes as presented.

Motion seconded by Mayor Pro Tem Medrano and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 28, 2020

20-1673

CONSENT AGENDA

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

Leslie MacLean, 3310 Fairmount St. [Agenda Item 48]
Collene Goldman, Address Not Provided, representing Restore Reverchon
[Agenda Item 48]
Yolanda Williams, 1012 Pindar Ave. [Agenda Item 48]

The consent agenda consisted of consent agenda items 2-54. Consent agenda item 31 was deleted. Consent agenda items 25 and 44 were corrected.

Councilmember Mendelsohn requested consent agenda items 2 and 25 be considered as individual items 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.

Therefore, the consent agenda, consisting of consent agenda items 3-17, 19-24, 26-30 and 32-54 were presented for consideration.

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

Motion seconded by Deputy Mayor Pro Tem McGough.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 28, 2020

20-1674

Item 2: Authorize **(1)** preliminary adoption of Substantial Amendment No. 1 to the FY 2020-21 Annual Action Plan to: **(a)** accept Coronavirus Aid, Relief, and Economic Security (CARES) Act Community Development Block Grant (CDBG) Funds, No. 3 from the U.S. Department of Housing and Urban Development (HUD) in the amount of \$11,778,785, according to Schedule 1 attached hereto; **(b)** amend Resolution No. 20-0655, previously approved on April 22, 2020, with respect to adding missing HUD CARES Act grant numbers and CFDA numbers; **(c)** amend and replace Schedules A through E to Resolution No. 20-0655, previously approved on April 22, 2020, to reallocate funds across departments and units as necessary in support of COVID-19 relief efforts; **(d)** amend and replace Schedule A to Resolution No. 20-0994, previously approved on June 24, 2020, according to Schedule 2 attached hereto, to reallocate funds in eligible categories to support COVID-19 relief efforts; and **(e)** expand eligibility for Emergency Solutions Grants (ESG) homeless prevention assistance funded by ESG entitlement funds for households at risk of homelessness who live in housing with characteristics associated with instability and an increased risk of homelessness, to include cost burdened and severely cost burdened households; elderly, frail, or other households living on fixed income; households experiencing unemployment resulting in a loss of income available for housing; and households with lack of assets for emergencies; and **(2)** a public hearing to be held on November 11, 2020 to receive comments on Substantial Amendment No. 1 to the FY 2020-21 Action Plan - 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.

Councilmember Mendelsohn moved to adopt the item.

Motion seconded by Councilmember West.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 28, 2020

20-1675

Item 3: Authorize a service agreement with Schneider Electric Buildings Americas Inc. for on-site and remote monitoring, analysis, and support of building operating systems to improve and reduce energy and operating costs at City facilities procured through The Interlocal Purchasing System Contract No. 19060401 - Not to exceed \$879,439.00 - Financing: General Fund (\$232,000.00) and U.S. Department of Treasury - Coronavirus Relief Fund (\$106,127.00) and Capital Construction Fund (\$541,312.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 28, 2020

20-1676

Item 4: Authorize a three-year construction contract for heating, ventilation and air conditioning system installation and services at City facilities with TD Industries, Inc. through procurement by the National Cooperative Purchasing Alliance Contract No. 02-92 - Not to exceed \$22,400,000.00 - Financing: U.S. Department of Treasury - Coronavirus Relief Fund (\$10,600,000.00) and Capital Construction Fund (\$11,800,000.00) (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 28, 2020

20-1677

Item 5: Authorize amendments to Ordinance No. 30674 to: **(1)** extend the City of Dallas, Texas General Obligation Commercial Paper Notes Series A, and Series B short term obligations in an aggregate principal amount not to exceed \$350,000,000; **(2)** authorize such short term obligations to be issued, sold, and delivered in the form of commercial paper notes; making certain covenants and agreements in connection therewith; resolving other matters related to the issuance, sale, security, and delivery of such short term obligations, including; **(3)** authorizing a twelve-month \$350,000,000 Credit Agreement with J.P. Morgan Chase Bank, N.A.; **(4)** the continued use of U.S. Bank National Association as the Issuing and Paying Agent under existing agreements; **(5)** the continued use of Jefferies LLC as the dealer under existing Dealer Agreement; and **(6)** approving the payment of issuance costs in connection with the issuance of the short term obligations; approving the use of an Offering Memorandum in connection with the sale of the short term obligations; and providing an effective date - Total program costs not to exceed \$2,647,750 - Financing: Current Funds (\$447,750.00 upfront closing costs plus annual fees of \$2,200,000 for a one-year total cost of \$2,647,750) (subject to annual appropriations)

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 31668

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 28, 2020

20-1678

Item 6: Authorize **(1)** a consulting services contract with Landry Consulting LLC to provide services for the performance of a Safety Management Systems (SMS) GAP analysis, SMS manual and SMS implementation, in accordance with the Federal Aviation Administration draft Advisory Circular 150/5200-37; and **(2)** an increase appropriations in an amount not to exceed \$489,297.33 in the Aviation Passenger Facility Charge - Near Term Projects Fund - Not to exceed \$489,297.33 - Financing: Aviation Passenger Facility Charge - Near Term Projects Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 28, 2020

20-1679

Note. Agenda Item Nos. 7, 8 and 9 must be heard and considered collectively.

Item 7: Authorize a one-year lease agreement, with two one-year renewal options, with the United States Customs and Border Protection (“CBP”) for approximately 2,500 square feet of space at Dallas Love Field (the “Airport”) to support its operations at the Airport - Estimated amount \$350,000.00 annually - Financing: Aviation Fund (see Fiscal Information section)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 28, 2020

20-1680

Note. Agenda Item Nos. 7, 8 and 9 must be heard and considered collectively.

Item 8: Authorize the first amendment to the Aviation Lease of Land at Dallas Love Field dated May 20, 2016 with DAL Aviation Development Company, LLC (DAL Aviation) to: **(1)** accommodate the United States Customs and Border Protection operations - Estimated Revenue Foregone: \$30,008.06; and **(2)** authorize payments from the City to DAL Aviation for fire alarm panel upgrades - Not to exceed \$15,000.00 - Financing: Aviation Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 28, 2020

20-1681

Note. Agenda Item Nos. 7, 8 and 9 must be heard and considered collectively.

Item 9: Authorize the first amendment to the Commercial Lease of Land at Dallas Love Field dated May 20, 2016 with The Braniff Centre, LP to accommodate the United States Customs and Border Protection operations - Estimated Revenue Foregone: Aviation Fund \$23,142.00

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 28, 2020

20-1682

Item 10: Authorize **(1)** an amendment to the Master Interlocal Purchasing Agreement with North Central Texas Council of Governments for the North Texas Share Cooperative Purchasing Program extending the term for two years with an expiration date of October 10, 2023; and **(2)** a two-year service contract with U.S. Intellwake, LLC to provide electronic invoicing and reporting resources to local governments, through the North Texas Share Cooperative Purchasing Program - Not to exceed \$137,500.00 - Financing: Bond Program Administration Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 28, 2020

20-1683

Item 11: Authorize acquisition from Audelia L.P., of approximately 159,371 square feet of commercially improved land located near the intersection of Forest Lane and Audelia Road for the 9759 Forest Lane Future Park Site Project - Not to exceed \$5,025,000.00 (\$5,000,000.00, plus closing costs and title expenses not to exceed \$25,000.00) - Financing: Park and Recreation Facilities Fund (2006 General Obligation Bond Funds) (\$3,767,308.58) and Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Funds) (\$1,257,691.42)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 28, 2020

20-1684

Item 12: Authorize acquisition from Juan Coronado of approximately 5,668 square feet of land improved with a single-family uninhabitable structure located near the intersection of Gloyd and Nolen Streets for the Cadillac Heights Phase II Project - Not to exceed \$20,000.00 (\$16,500.00 plus closing costs and title expenses not to exceed \$3,500.00) - Financing: Land Acquisition in Cadillac Heights Fund (2006 General Obligation Bond Funds)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 28, 2020

20-1685

Item 13: An ordinance abandoning a portion of a wastewater easement to the City of Dallas, the abutting owner, containing approximately 9,085 square feet of land, located near the intersection of Webb Chapel Extension and Bachman Drive - Revenue: General Fund \$5,400.00, plus the \$20.00 ordinance publication fee

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 31669

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 28, 2020

20-1686

Item 14: An ordinance amending Ordinance No. 25254, previously approved on May 14, 2003 by: **(1)** altering Section 3; **(2)** altering Section 4; **(3)** adding new subsections 7(e), 7(f), 7(g) and 7(h); and **(4)** adding a new Exhibit A Tract-2, which licensed portions of Elm and Harwood Streets rights-of-way for the use of a total of approximately 315 square feet to install, maintain and utilize an existing glass entry surround, sidewalk café with railing, a blade sign with premise and two wall signs with premise near its intersection with Harwood Street to Kevin Kristian 2612, LLC - Revenue: General Fund \$4,200.00 annually, plus the \$20.00 ordinance publication fee

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 31670

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 28, 2020

20-1687

Item 15: An ordinance granting a private license to Board of Regents of The University of Texas System, for the use of approximately 1,945 square feet of subsurface land to occupy, maintain and utilize a subsurface duct bank under a portion of Harry Hines Boulevard right-of-way located near its intersection with Plantation Road - Revenue: General Fund \$1,751.00 annually, plus the \$20.00 ordinance publication fee

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 31671

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 28, 2020

20-1688

Item 16: An ordinance granting a private license to Skybridge Homes, LLC, for the use of a total of approximately 581 square feet of land to occupy, maintain and utilize four trees on a portion of Henderson Avenue right -of-way located near its intersection with Columbia Avenue - Revenue - General Fund: \$100.00 one-time, plus the \$20.00 ordinance publication fee

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 31672

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 28, 2020

20-1689

Item 17: An ordinance granting a private license to South Haven Residential Community, Inc., for the use of approximately 685 square feet land to occupy, maintain and utilize a subdivision sign and landscaping with irrigation system on a portion of North Lake Road right -of-way near its intersection with Belt Line Road - Revenue: General Fund \$200.00 one-time fee, plus the \$20.00 ordinance publication fee

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 31673

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 28, 2020

20-1690

Item 18: A resolution authorizing temporary covered unenclosed patio areas to be allowed at restaurants and bars without required parking until 14 days after the Governor's occupancy limits are removed or until April 30, 2021, whichever is sooner - Financing: No cost consideration to the City

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.

Councilmember Blewett moved to adopt the item with the following change:

- Temporary covered unenclosed outdoor patio areas may not exceed the lesser of 1,000 square feet or the floor area of the main use.

Motion seconded Councilmember West.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 28, 2020

20-1691

Item 19: Authorize the purchase of ultraviolet disinfectant lighting systems for the Fire Rescue Department with Safeware, Inc. through the Omnia Partners cooperative purchasing agreement - Not to exceed \$296,372.00 - Financing: U.S. Department of Treasury - Coronavirus Relief Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 28, 2020

20-1692

Item 20: Authorize the **(1)** acceptance of a grant from the Institute of Museum and Library Services through the Texas State Library and Archives Commission (Grant No. 901680/FAIN No. LS-00-19-0044-19, CFDA No. 45.310) for reimbursement of interlibrary loan service's direct costs in the amount of \$21,729.14, for the period August 1, 2019 through July 31, 2020; **(2)** establishment of appropriations in an amount not to exceed \$21,729.14 in the Interlibrary Loan 19-20 Fund; **(3)** receipt and deposit of grant funds in an amount not to exceed \$21,729.14 in the Interlibrary Loan 19-20 Fund; and **(4)** execution of the grant agreement and all terms, conditions, and documents required by the grant agreement - Not to exceed \$21,729.14 - Financing: Texas State Library and Archives Commission Grant Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 28, 2020

20-1693

Item 21: Authorize **(1)** an Interlocal Agreement with the City of Irving to provide for radio station air time on WRR-FM for the purpose of promoting the Irving Arts Center for the period October 5, 2020 through September 24, 2021, with two one-year renewal options; and **(2)** the receipt and deposit of funds in an amount not to exceed \$67,600.00 in the Municipal Radio Fund - Revenue: Municipal Radio Fund \$67,600.00

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 28, 2020

20-1694

Item 22: Authorize a contract with Michael Pavlovsky DBA Pavlovsky Sculpture Studio LLC for the fabrication and installation of a site-specific artwork at Fire Station No. 36 located at 2300 Singleton Boulevard - Not to exceed \$62,000.00 - Financing: Public Safety (G) Fund (2017 General Obligation Bond Fund)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 28, 2020

20-1695

Item 23: Authorize a contract with Terri Stone for the fabrication and installation of a site-specific artwork at Fire Station No. 46 located at 331 East Camp Wisdom Road - Not to exceed \$58,000.00 - Financing: Public Safety (G) Fund (2017 General Obligation Bond Fund)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 28, 2020

20-1696

Item 24: Authorize a contract with Terri Stone for the fabrication and installation of a site-specific artwork at Fire Station No. 59 located at 7097 North Jim Miller Road - Not to exceed \$60,000.00 - Financing: Public Safety (G) Fund (2017 General Obligation Bond Fund)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 28, 2020

20-1697

Item 25: Authorize **(1)** contracts with cultural organizations for the provision of artist services to the City through the Cultural Organizations Program for the period October 1, 2020 through September 30, 2021 (list attached [to the Agenda Information Sheet](#)); and **(2)** [an amendment to the COVID-19 Amended Guidelines: FY 2020-21 Cultural Organizations Program to provide for a one-time exception to the funding level restrictions for TeCo Theatrical Productions, Inc. d/b/a Bishop Arts Theatre Center](#) - Not to exceed ~~\$4,832,026.00~~ [\\$4,982,026.00](#) - Financing: General Fund

Corrected

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.

Councilmember Atkins moved to adopt the item.

Motion seconded by Councilmember West.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 28, 2020

20-1698

Item 26: Authorize the First Amendment to the Amended and Restated Use Agreement for the Morton H. Meyerson Symphony Center, to incorporate a revised Booking Rights Agreement, as jointly negotiated with the Dallas Symphony Association, Inc. and the Dallas Center for the Performing Arts Foundation, Inc. - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 28, 2020

20-1699

Item 27: Authorize the Fourth Amendment to the Performing Arts Center Use Agreement with the Dallas Center for the Performing Arts Foundation, Inc., to incorporate a revised Booking Rights Agreement, as jointly negotiated with the Dallas Symphony Association, Inc. and the Dallas Center for the Performing Arts Foundation, Inc. - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 28, 2020

20-1700

Item 28: Authorize a professional services contract with JQ Infrastructure, LLC for engineering services for a temporary Fire Station No. 41 facility to be located at 5807 Royal Lane - Not to exceed \$124,843.00 - Financing: 2020 Certificates of Obligation Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 28, 2020

20-1701

Item 29: Authorize **(1)** Supplemental Agreement No. 1 to increase the architectural services contract with Harrison Kornberg Architects for additional design services and construction administration for the Meyerson Symphony Center located at 2301 Flora Street; **(2)** the receipt and deposit of additional funds in an amount not to exceed \$40,370.00 from the Dallas Symphony Association, Inc. for additional architectural, and engineering design, and construction administration services for the Meyerson Symphony Center and **(3)** an increase in appropriations in an amount of \$40,370.00 in the Gifts and Donations Fund - Not to exceed \$40,370.00, from \$695,222.00 to \$735,592.00 - Financing: Gifts and Donations Fund (\$40,370.00) and Estimated Revenue: Gifts and Donations Fund (\$40,370.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 28, 2020

20-1702

Item 30: Authorize a public hearing to be held on November 11, 2020 to receive comments on the proposed amendment to the Project Plan and Reinvestment Zone Financing Plan (“Plan”) for Tax Increment Reinvestment Zone Number Ten, the Southwestern Medical Tax Increment Financing (“TIF”) District (“the Zone”) to: **(1)** create two sub-districts within the Zone: **(a)** Southwestern Medical Sub-district (original Zone’s boundary) and **(b)** Medical Campus Sub-district; **(2)** increase the geographic area of the Zone to add approximately 118.9 acres to create the Medical Campus Sub-district to facilitate anticipated redevelopment; **(3)** reduce the percentage of tax increment contributed by the City of Dallas during the remaining term of the Southwestern Medical Sub-district from 80% to 45% and deposit any FY 21 General Fund savings generated by the reduction of City participation in the Southwestern Medical Sub-district for tax year 2020 into the City’s Public/Private Partnership Fund to be used for economic development or housing projects located south of Interstate 30 and south of the Trinity River; **(4)** authorize an amendment to the participation agreement with Dallas County to reduce the percentage of tax increment contributed by Dallas County during the remaining term of the Southwestern Medical Sub-district from 55% to 30% and establish the percentage and duration of tax increment contributed by Dallas County during the term of the Medical Campus Sub-district; **(5)** establish a termination date for the Medical Campus Sub-district of December 31, 2045; **(6)** establish the percentage of tax increment contributed by the City of Dallas during the term of the Medical Campus Sub-district at 80%; **(7)** increase the Zone’s total budget from \$27,550,486.00 Net Present Value (“NPV”) (approximately \$46,059,711.00 total dollars) to \$92,621,769.00 NPV (approximately \$153,885,868.00 total dollars), an increase of \$65,071,283.00 NPV (approximately \$107,826,157.00 total dollars); **(8)** restructure the Zone’s budget to consolidate and broaden categories of eligible project costs in the Southwestern Medical Sub-district and add new budget categories for the Medical Campus Sub-district; **(9)** provide a one-time transfer of collected and unobligated funds in the Zone to the Medical Campus Sub-district in an amount not to exceed \$8 million dollars no later than December 31, 2022; and **(10)** make corresponding modifications to the Zone boundary, budget, and Plan; and at the close of the hearing, consideration of an ordinance amending Ordinance No. 25965, as amended, previously approved on April 27, 2005, and Ordinance No. 26204, as amended, previously approved on January 11, 2006, to reflect this amendment - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 28, 2020

20-1703

Item 31: ~~Authorize an Interlocal Agreement with UT Southwestern Medical Center to provide funding for the Dallas Fort Worth COVID-19 Community Prevalence Study Not to exceed \$500,000.00 Financing: U.S. Department of Treasury Coronavirus Relief Funds~~

Deleted

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 28, 2020

20-1704

Item 32: Authorize a subrecipient agreement for digital navigators pilot program with LULAC National Educational Service Centers, Inc. in the amount of \$110,956.00; and **(2)** Southern Dallas Progress Community Development Center in the amount of \$25,000.00 for the period October 28, 2020 (or upon contract execution) through December 30, 2020 - Total not to exceed \$135,956.00 - Financing: U.S. Department of Treasury - Coronavirus Relief Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 28, 2020

20-1705

Item 33: Authorize a personal services contract with Paul Schlesinger for federal legislative services for the period November 1, 2020 through October 31, 2021 - Not to exceed \$31,600.00 - Financing: General Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 28, 2020

20-1706

Item 34: Authorize a personal services contract with Hector Alcalde for federal legislative services regarding water resources and flood control for the period November 1, 2020 through October 31, 2021 - Not to exceed \$53,400.00 - Financing: General Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 28, 2020

20-1707

Item 35: Authorize a professional services contract with CapitalEdge Strategies, LLC to provide federal legislative services to the City of Dallas for the period November 1, 2020 through October 31, 2021 - Not to exceed \$160,000.00 - Financing: General Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 28, 2020

20-1708

Item 36: An ordinance approving Dallas-Fort Worth International Airport Board Resolution No. 2020-09-198, adopted on September 3, 2020 for the purpose of amending Appendix I of the Code of Rules and Regulations of the Dallas-Fort Worth International Airport Board, as follows: Appendix I is amended to include proposed new streets, 20th Avenue (N & S), 22nd Avenue (N & S), 34th Street (E & W) and 35th Street (E & W) at the Southwest Campus development site on Dallas-Fort Worth International Airport property - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 31674

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 28, 2020

20-1709

Item 37: Authorize a two-year master agreement for the purchase of deaf-hearing communication devices for the Office of Equity and Inclusion and other City departments with sComm, Inc. through the U.S. General Services Administration Advantage cooperative agreement - Estimated amount of \$134,100 - Financing: U.S. Department of Treasury - Coronavirus Relief Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 28, 2020

20-1710

Item 38: Authorize a three-year master agreement for pavement marking materials for the Department of Transportation - Swarco Industries, Inc. in the estimated amount of \$525,025.00, Striping Service and Supply, Inc. in the estimated amount of \$356,292.80, Geveko Markings, Inc. in the estimated amount of \$98,968.90, Impact Recovery Systems, Inc. in the estimated amount of \$68,267.75, and Ennis-Flint, Inc. in the estimated amount of \$37,053.33, lowest responsible bidders of six - Total estimated amount of \$1,085,607.78 - Financing: General Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 28, 2020

20-1711

Item 39: Authorize a three-year service price agreement for spoken language interpretation and associated equipment rental, American Sign Language interpretation, and translation services - MasterWord Services, Inc. in the estimated amount of \$540,683.25, Language Line Services, Inc. in the estimated amount of \$69,170.00, and Worldwide Languages & Communication, LLC in the estimated amount of \$32,350.40, lowest responsible bidders of fifteen - Total estimated amount of \$ 642,203.65 - Financing: General Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 28, 2020

20-1712

Item 40: Authorize a five-year service contract, with three one-year renewal options, for janitorial services for the Department of Aviation - Flagship Airport Services, Inc. in the amount of \$1,871,365.50 and Andrews Building Service, Inc. in the amount of \$653,762.04, most advantageous proposers of eighteen - Not to exceed \$2,525,127.54 - Financing: Aviation Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 28, 2020

20-1713

Item 41: Authorize a three-year service price agreement for the repair, maintenance, restoration, and inspection of waterslides and aquatic water features for the Park & Recreation Department - Baynum Painting, Inc., only bidder - Estimated amount of \$776,630 - Financing: General Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 28, 2020

20-1714

Item 42: Authorize a three-year service price agreement for non-emergency wrecker services - Recovery Systems, Inc. dba Pro Tow Wrecker Service in an estimated amount of \$987,911.50 and Jet Stream Trucking, Inc. dba HBL Towing & Recovery in an estimated amount of \$203,252.00, lowest responsible bidders of four - Total estimated amount of \$ 1,191,163.50 - Financing: General Fund (\$184,270.00), Equipment and Fleet Management Fund (\$938,229.50), Dallas Water Utilities Fund (\$25,944.00), Storm Drainage Management Operations Fund (\$8,969.00), Confiscated Monies-Federal Fund (\$17,821.00), and Sanitation Services Fund (\$15,930.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 28, 2020

20-1715

Item 43: Authorize **(1)** an increase to the master agreement for the purchase of tires, tubes, and flaps with Tire Centers, LLC in the amount of \$282,767.40, from \$3,710,310.97 to \$3,993,078.37, Blagg Tire & Service in the amount of \$282,767.40, from \$2,738,225.72 to \$3,020,993.12, The Goodyear Tire and Rubber Company in the amount of \$1,300,730.05, from \$803,042.98 to \$2,103,773.03, and Southern Tire Mart in the amount of \$18,851.16, from \$288,884.40 to \$307,735.56 - Total not to exceed \$1,885,116.01, from \$7,540,464.07 to \$9,425,580.08; and **(2)** the ratification of the purchase of tires, tubes, and flaps with Tire Centers, LLC, Blagg Tire & Service, The Goodyear Tire and Rubber Company, and Southern Tire Mart, in the amount of \$250,000.00 - Total amount not to exceed \$2,135,116.01 - Financing: Equipment and Fleet Management Fund (\$2,110,116.01) and General Fund (\$25,000.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 28, 2020

20-1716

Item 44: Authorize Supplemental Agreement No. ~~4~~ 6 to the service contract with Bank of America Merchant Services, LLC for merchant credit card processing services to extend the contract from November 1, 2020 to October 31, 2021 - Fees not to exceed the attached fee schedule - Financing: General Fund (subject to annual appropriations) (see Fiscal Information)

Corrected

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 28, 2020

20-1717

Item 45: Authorize an application for an Urban Outdoor Recreation Grant in the amount of \$1,500,000.00 from the Texas Parks and Wildlife Department for the Phase 1 development of the Crawford Memorial Park Loop Trail located at 8700 Elam Road - Financing: This action has no cost consideration to the City (see Fiscal Information)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 28, 2020

20-1718

Item 46: Authorize a professional services contract with IEA, Inc. for schematic design, design development, construction documents, procurement and construction observation phases for the Kleberg Trail Improvements Project extending from Crawford Memorial Park near the end of the 200 block of Turin Drive to the Dallas Area Rapid Transit Buckner Station located at 8008 Elam Road - Not to exceed \$155,260.00 - Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Funds)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 28, 2020

20-1719

Item 47: Authorize a construction contract for the construction of the Trinity Strand Trail - Phase II Project from the Dallas Area Rapid Transit Inwood/Love Field Station located at 2720 Inwood Road to Turtle Creek Boulevard - RoeschCo Construction, Inc., lowest responsible bidder of five - Not to exceed \$5,498,971.50 - Financing: Transportation Alternatives Set-Aside Program Fund (\$5,000,000.00) and Street and Transportation Improvements Fund (2006 General Obligation Bond Funds) (\$498,971.50)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 28, 2020

20-1720

Item 48: Authorize rescinding Resolution No. 20-0142, previously approved on January 8, 2020, for 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 - Financing: Estimated Revenue Foregone: Reverchon Park Beautification Fund \$30,000.00

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 28, 2020

20-1721

Item 49: Authorize the second of two, one-year renewal options to the contract with METCO Engineering, Inc. through a Cooperative Purchasing Agreement with Dallas County, to provide job order contracting services for facility projects through November 7, 2021 - Not to exceed \$2,000,000.00, from \$6,000,000.00 to \$8,000,000.00 - Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Funds) (\$1,500,000.00) and General Fund (\$500,000.00) (subject to appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 28, 2020

20-1722

Item 50: Authorize the Fair Park Master Plan and Community (Neighborhood Park) Plan in accordance with Section 6.16 and 6.17 of the Fair Park Management Agreement - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 28, 2020

20-1723

Item 51: Authorize the **(1)** application for and acceptance of the COPS Community Policing Development (CPD) Microgrant Program Grant (Federal Award ID. No. 2020-CKWX-0011, CFDA No. 16.710) in the amount of \$100,000.00 from the U.S. Department of Justice for the purpose to reduce group violent crime in accordance with the Dallas Police Department 2020 violent crime reduction plan for the period October 1, 2020 through September 30, 2021; establishment of appropriations in an amount not to exceed \$100,000.00 in the COPS CPD Microgrant Fund; **(3)** receipt and deposit of funds in an amount not to exceed \$100,000.00 in the COPS CPD Microgrant Fund; and **(4)** execution of the grant agreement and all terms, conditions, and documents required by the agreement - Not to exceed \$100,000.00 - Financing: U.S. Department of Justice Grant Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 28, 2020

20-1724

Item 52: Authorize an Interlocal Agreement with Dallas County, through Southwestern Institute of Forensic Sciences at Dallas, for the provision of forensic, drug, toxicological, environmental, and physical evidence analysis, and other similar medical/forensic analytical services for the period October 1, 2020 through September 30, 2021 - Not to exceed \$3,800,000.00 - Financing: Confiscated Monies-State Fund (\$1,035,000.00) and General Fund (\$2,765,000.00) (subject to appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 28, 2020

20-1725

Item 53: Authorize a professional services contract with Kimley-Horn & Associates, Inc. to provide engineering services for erosion control and storm drainage improvements at 12 locations within the city of Dallas (list attached to the Agenda Information Sheet) - Not to exceed \$919,255.39 - Financing: Flood Control (D) Fund (2017 General Obligation Funds) (\$791,698.46), Storm Drainage Management Capital Construction Fund (\$70,324.82), and Wastewater Capital Improvement E Fund (\$57,232.11)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 28, 2020

20-1726

Item 54: Authorize an increase in the construction services contract with Archer Western Construction, LLC for additional work associated with the construction of a new residuals handling facility at the Elm Fork Water Treatment Plant - Not to exceed \$255,063.00, from \$26,965,771.62 to \$27,220,834.62 - Financing: Water Capital Improvement D Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 28, 2020

20-1727

Item 55: 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:

- Kenneth Steinhart to the Permit and License Appeal Board;
- Belinda A. Thomas, Dallas County Resident, to the Reinvestment Zone Four Board (Cedars Area);
- Greer L. Christian, Dallas County Resident, to the Reinvestment Zone Eighteen Board (Maple/Mockingbird);
- Erick Furlan Fanini, Own Real Property Located in the TIF District, to the Reinvestment Zone Twenty-One Board (University); and
- Eddie Abeyta to the Trinity River Corridor Local Government Corporation.

Motion seconded by Councilmember Gates and unanimously adopted.

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

20-6149	PLA	PERMIT AND LICENSE APPEAL BOARD
20-6150	RZ04	REINVESTMENT ZONE FOUR BOARD (CEDARS AREA)
20-6151	RZ18	REINVESTMENT ZONE EIGHTEEN BOARD (MAPLE/MOCKINGBIRD)
20-6152	RZ21	REINVESTMENT ZONE TWENTY-ONE BOARD (UNIVERSITY)
20-6153	TRL	TRINITY RIVER CORRIDOR LOCAL GOVERNMENT CORPORATION

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 28, 2020

20-1728

Item 56: Authorize adoption of the 2021 City Calendar - Financing: No cost consideration to the City

Councilmember Atkins moved to adopt the item.

Motion seconded by Councilmember Bazaldua and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 28, 2020

20-1729

Item 57: Authorize a request to **(1)** amend the Temporary Parklet Program to include funding for temporary parklet program approved applicants under the Temporary Parklet Program as part of Sections 42A-2, 42A-6 and 42A-12 of Chapter 42A, “Special Events; Neighborhood Markets; Dallas Farmers Market Farmers Market; Streetlight Pole Banners,” of the Dallas City Code; **(2)** allocate funding pursuant to the Coronavirus Aid, Relief, and Economic Security (CARES) Act to provide financial assistance to approved small business temporary parklet program applicants impacted by the COVID -19 Pandemic; **(3)** secure standardized plans for parklet design; and **(4)** administer construction grants and providing road safety sign-off from a consultant engineer for the location before December 30, 2020 - Not to exceed \$150,000.00 - Financing: U.S. Department of Treasury - Coronavirus Relief Fund

Councilmember West moved to adopt the item.

Motion seconded by Councilmember Mendelsohn.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 28, 2020

20-1730

Item 58: Authorize a Chapter 380 conditional grant agreement and all other necessary documents with Cornerstone Community Enterprises, Inc. or an affiliate thereof for the redevelopment of a commercial building (Phase 2 of The Crossing) located at 2839 South Ervay Street, Dallas, Texas 75215 - Not to exceed \$390,000.00 - Financing: ECO (I) Fund (2017 General Obligation Bond Fund)

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

Chris Simmons, 1819 Martin Luther King Jr. Blvd., representing Cornerstone Community Enterprises

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

OCTOBER 28, 2020

20-1731

Item 59: Authorize a Chapter 380 conditional grant agreement and all other necessary documents with 1632 MLK LLC or an affiliate thereof for the redevelopment of a commercial building located at 1632 Martin Luther King Boulevard, Dallas, Texas 75215 - Not to exceed \$1,000,000.00 - Financing: ECO (I) Fund (2017 General Obligation Bond Fund)

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

Terry Flowers, 1600 Pennsylvania Ave., representing 1632 MLK LLC

Councilmember Bazaldua moved to adopt the item.

Motion seconded by Councilmember Narvaez.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 28, 2020

20-1732

Item 60: Authorize the **(1)** ratification of \$988,698.25 to pay outstanding invoices due to Family Endeavors, Inc. dba Endeavors for homeless shelter and dormitory management services related to COVID-1; **(2)** execution of a contract with Family Endeavors, Inc. dba Endeavors for ongoing services in an amount up to \$1,253,625.25; and **(3)** ratification of \$520,000.00 to pay outstanding invoices to Family Endeavors, Inc. dba Endeavors for emergency operation services due to displaced individuals from Hurricane Laura for the Office of Emergency Management - Total amount not to exceed \$2,762,323.50 - Financing: U.S. Department of Treasury - Coronavirus Relief Funds (\$2,242,323.50) and Hurricane Laura Emergency Operations Fund (\$520,000.00) (to be reimbursed by the State of Texas pursuant to a State of Texas Assistance Request (STAR) issued by the Texas Division of Emergency Management as authorized through Texas Government Code Chapter 418)

Councilmember Mendelsohn moved to adopt the item.

Motion seconded by Councilmember West and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 28, 2020

20-1733

Prior to consideration of the consent zoning docket and the item being read into the record, Councilmember Bazaldua moved to defer agenda item Z5 to the December 9, 2020 voting agenda meeting of the city council. Therefore, no speakers were called on the item.

The consent zoning docket consisted of agenda items Z1-Z8.

Agenda item Z1: Zoning Case Z190-255(CT)
Agenda item Z2: Zoning Case Z190-257(AM)
Agenda item Z3: Zoning Case Z190-269(CT)
Agenda item Z4: Zoning Case Z190-272(LG/AU)
Agenda item Z5: Zoning Case Z190-278(CT)
Agenda item Z6: Zoning Case Z190-289(CT)
Agenda item Z7: Zoning Case Z190-291(LG)
Agenda item Z8: Zoning Case Z190-293(PD)

Therefore, the consent zoning docket, consisting of agenda items Z1–Z4 and Z6-Z8 was presented for consideration.

Agenda item Z1: Zoning Case Z190-255(CT)
Agenda item Z2: Zoning Case Z190-257(AM)
Agenda item Z3: Zoning Case Z190-269(CT)
Agenda item Z4: Zoning Case Z190-272(LG/AU)
Agenda item Z6: Zoning Case Z190-289(CT)
Agenda item Z7: Zoning Case Z190-291(LG)
Agenda item Z8: Zoning Case Z190-293(PD)

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

The following registered speakers addressed the city council on the consent zoning docket:

Tommy Mann, 2728 N. Harwood St. [Agenda item Z1]
Michael Zizik, 1800 Valley View Ln., Farmers Branch, TX [Agenda item Z1]
Karl Crawley, 2201 Main St., representing DART, Carrollton Farmers Branch ISD,
DISD [Agenda items Z3, Z4 and Z7]

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

Motion seconded by Councilmember Mendelsohn and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 28, 2020

20-1734

Item Z1: Zoning Case Z190-255(CT) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development Subdistrict for O-2 Office Subdistrict uses on property zoned an O-2 Office Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the west corner of Wycliff Avenue and Hartford Street

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

Adopted as part of the zoning consent docket.

Assigned ORDINANCE NO. 31675

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 28, 2020

20-1735

Item Z2: Zoning Case Z190-257(AM) [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 bar, lounge, or tavern use on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the south line of Elm Street, west of Crowds Street

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

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 31676

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 28, 2020

20-1736

Item Z3: Zoning Case Z190-269(CT) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for A(A) Agricultural District Uses and a transit passenger center on property zoned an A (A) Agricultural District, on the southeast line of East Belt Line Road, east of Denton Tap Road

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

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 31677

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 28, 2020

20-1737

Item Z4: Zoning Case Z190-272(LG/AU) [Consent Zoning Docket]

A public hearing to receive comments regarding a City Plan Commission authorized hearing to determine proper zoning of a TH -2(A) Townhouse District and an MF-1(A) Multifamily District with Specific Use Permit No. 1012 for a public school on the north side of Timberglen Road, between Kelly Boulevard and Justice Lane with consideration given to reducing the size of the Specific Use Permit by removing the single family developed lots on the west side of Justice Lane and amending the Specific Use Permit to allow for the reconstruction of the school and an ordinance granting the reduction of and an amendment to Specific Use Permit No. 1012 for a public school, subject to a revised site plan, a landscape plan, a traffic management plan, and conditions

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

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 31678

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 28, 2020

20-1738

Item Z5: Zoning Case Z190-278(CT) [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 an IM Industrial Manufacturing District, on the south corner of South Malcolm X Boulevard and Louise Avenue

Recommendation of Staff and CPC: Approval

Prior to consideration of the consent zoning docket and the item being read into the record, Councilmember Bazaldua moved to defer the item to the December 9, 2020 voting agenda meeting of the city council. Therefore, no speakers were called on the item.

Motion seconded by Councilmember Blackmon and unanimously deferred.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 28, 2020

20-1739

Item Z6: Zoning Case Z190-289(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. 2304 for a bar, lounge, or tavern on property zoned Subdistrict 2 within Planned Development District No. 317, the Cedars Special Purpose District, on the northeast line of Harwood Street, southeast of Hickory Street

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

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 31679

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 28, 2020

20-1740

Item Z7: Zoning Case Z190-291(LG) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 666 for R-7.5(A) Single Family District uses and a public school other than an open-enrollment charter school use on property bounded by Kiest Boulevard, Polk Street, Hoke Smith Drive and Navajo Drive

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

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 31680

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 28, 2020

20-1741

Item Z8: Zoning Case Z190-293(PD) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting amendments to Planned Development District No. 652 for R-7.5(A) Single Family District uses and a public school other than an open-enrollment charter school on the northeast corner of Abrams Road and East Lovers Lane

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

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 31681

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 28, 2020

20-1742

ZONING CASES – INDIVIDUAL

Item Z9: Z190-198(PD)

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for child-care facility and community service center uses on property zoned an R -10(A) Single Family District, on the northwest corner of Shepherd Road and Stults Road

Recommendation of Staff: Approval for a twenty-year period with eligibility for automatic renewals for additional twenty-year periods, subject to a site plan and conditions

Recommendation of CPC: Approval for a five-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions

No one addressed the city council on the item.

Deputy Mayor Pro Tem McGough moved to close the public hearing, accept the recommendation of the city plan commission and pass the ordinance.

Motion seconded by Councilmember Narvaez and unanimously adopted.

Assigned ORDINANCE NO. 31682

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 28, 2020

20-1743

ZONING CASES – INDIVIDUAL

Item Z10: Z190-201(CT)

A public hearing to receive comments regarding an application for a Planned Development District for MU-1 Mixed Use District uses on property zoned an R-7.5(A) Single Family District with Specific Use Permit No. 184 for a private country club, on the northwest corner of South Lancaster Road and Crouch Road

Recommendation of Staff: Approval, subject to a conceptual plan and conditions

Recommendation of CPC: Denial without prejudice

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

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

Robert Baldwin, 3904 Elm St., representing LDG Development
Jake Brown, 6300 La Calma Dr., Austin, TX, representing LDG Development

Councilmember Atkins moved to close the public hearing, not follow the city plan commission's recommendation and adopt the zoning change with the ordinance to return on November 11, 2020 voting agenda meeting of the city council, subject to a conceptual plan, a Tract 1 development plan, and staff's recommended conditions with the following changes:

1. Building permits for a driveway in Tract 4 may be issued without the approval of a development plan.
2. Multifamily uses in Tract 1 must include a minimum of 500 square feet of accessory storage, a minimum of one swimming pool, one playground, and one accessory community center (private).
3. The only uses permitted in Tract 2 are handicapped group dwellings unit, local utilities, multifamily, and single family.
4. Multifamily structures in Tract 2 must have a minimum of three dwelling units and dwelling units must be constructed side-by-side, not stacked vertically, with doors opening to an outdoor walkway.
5. In Tracts 1 and 2, maximum number of dwelling units in each tract, is 300.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

20-1743

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6. If a minimum of five percent of the total number of dwelling units in Tract 1 are provided at Income Band 3 and in compliance with Division 51A-4.1100, multifamily uses may provide reduced parking in the amount of a minimum 1.5 off-street parking spaces per dwelling unit. A minimum of 32 individual garages are required and may count towards the minimum parking requirement. Compliance with Section 51A-4.1107 is not required.
7. Before the issuance of a certificate of occupancy in Tract 1, a minimum six-foot-wide sidewalk must be constructed within the Crouch Road right-of-way that connect the Property with the Runyon Creek Trail, subject to approval by the director. The director may approve a reduction of the minimum sidewalk width if the existing right-of-way is not sufficient.
8. In Tract 2, primary facades and primary entrances of dwelling units that are located along the DART right-of-way must be oriented to face the DART right-of-way.
9. In Tract 1, a dog park is required to be located within the open space shown on the development plan.
10. Before the issuance of a final certificate of occupancy in Tract 3, a right turn deceleration lane on Lancaster Road at the Southern-most ingress/egress point must be constructed.

Motion seconded by Councilmember West.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 28, 2020

20-1744

ZONING CASES – INDIVIDUAL

Item Z11: Z190-232(CT)

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 1365 for a private school and child-care facility use on property zoned an R-1/2ac Single Family District, on the southeast corner of Hillcrest Road and Alpha Road

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

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

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

Robert Baldwin, 3904 Elm St., representing Coram Deo Academy

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

- This SUP [Specific Use Permit] expires on July 15, 2026;
- Combined enrollment is increased to 286 students daily, Monday through Thursday, and 400 students on Friday;
- All school, staff, or student parking must be on the Property; and
- Outdoor amplification of sound and use of speakers may only occur four times a year in conjunction with school events. At all other times, outdoor amplification of sound and use of speakers is prohibited.

Motion seconded by Councilmember Narvaez.

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

Assigned ORDINANCE NO. 31683

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 28, 2020

20-1745

ZONING CASES – INDIVIDUAL

Item Z12: Z190-238(AU)

A public hearing to receive comments regarding an application for and an ordinance granting a new tract for mixed uses on property zoned Tract III and Tract IV within Planned Development District No. 314, the Preston Center Special Purpose District, on the southwest corner of Luther Lane and Westchester Drive

Recommendation of Staff: Approval, subject to a development plan, a landscape plan and staff's recommended conditions

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

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

Bill Dahlstrom, 3 Grantly Ct. (handout provided)
Evan Beattie, 2323 N. Akard St., representing GFF Architects
Steve Stoner, 7555 Rambler Rd.
Leland Burk, 5311 Park Ln.
Howard Parker, 8523 Thackery St.
Zach Lamp, 305 N. St. Paul St.
Bill Hanks, 5833 Sky Park Dr., Plano, TX

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

Motion seconded by Councilmember Atkins.

After discussion, Presiding Officer Medrano called a record vote on Councilmember Gates' motion:

Voting Yes: [12] Medrano, McGough, West, Resendez,
Narvaez, Bazaldua, Atkins,
Blackmon, Kleinman, Mendelsohn,
Gates, Blewett

Voting No: [0]

Absent When Vote Taken: [3] Johnson, Thomas, Arnold

The city secretary declared the item adopted.

Assigned ORDINANCE NO. 31684

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 28, 2020

20-1746

ZONING CASES – INDIVIDUAL

Item Z13: Z190-259(AU)

A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development Subdistrict for multifamily uses on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southwest line of Maple Avenue, between Cedar Springs Road and Randall Street

Recommendation of Staff: Approval, subject to a development plan, a landscape plan, and staff's recommended conditions

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

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

Evan Beattie, 2323 N. Akard St., representing GFF Architects
Joseph Pitchford, 200 Crescent Ct. (handout provided)
Suzan Kedron, 2323 Ross Ave.

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

Motion seconded by Councilmember Atkins.

After discussion, Presiding Officer Medrano called a record vote on Councilmember Blewett's motion:

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

Voting No: [0]

Absent When Vote Taken: [1] Johnson

The city secretary declared the item adopted.

Assigned ORDINANCE NO. 31685

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 28, 2020

20-1747

ZONING CASES – INDIVIDUAL

Item Z14: Z190-294(PD)

A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2099 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay and deed restrictions [Z845-291], on the southwest corner of Great Trinity Forest Way and North Jim Miller Road

Recommendation of Staff: Approval for a three-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

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

Kendra Larach, 3904 Elm St., representing FoodPlus 2 Inc.

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

Motion seconded by Councilmember Narvaez.

Presiding Officer Medrano called a record vote on Councilmember Atkins' motion:

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

Voting No: [0]

Absent When Vote Taken: [1] Johnson

The city secretary declared the item adopted.

Assigned ORDINANCE NO. 31686

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 28, 2020

20-1748

DEVELOPMENT CODE AMENDMENTS – INDIVIDUAL

Item PH1: A public hearing to receive comments regarding consideration of amending Section 51A-4.702 and 51A-10.125; adding a new Division 51A-9.600, “Street Section Designs for Thoroughfares”; providing factors for the director to consider when making a determination on what street sections, landscaping, and pedestrian and vehicle designs control when there is a conflict between zoning requirements in the right-of-way and street designs for constructing a thoroughfare in conformance with the City of Dallas Thoroughfare Plan and an ordinance granting the amendments

Recommendation of Staff and CPC: Approval

No one addressed the city council on the item.

Councilmember West 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. (Johnson absent when vote taken)

Assigned ORDINANCE NO. 31687

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

OCTOBER 28, 2020

20-1749

DEVELOPMENT CODE AMENDMENTS – INDIVIDUAL

Item PH2: A public hearing to receive comments regarding consideration of amending Chapter 51A-4.702(a)(8)(A) of the Dallas Development Code with consideration given to the application of Residential Proximity Slope in Planned Development Districts and an ordinance granting the amendments

Recommendation of Staff and CPC: Approval

No one addressed the city council on the item.

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

Motion seconded by Councilmember Narvaez.

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

Assigned ORDINANCE NO. 31688

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, OCTOBER 28, 2020

EXHIBIT C