

MINUTES OF THE DALLAS CITY COUNCIL  
WEDNESDAY, FEBRUARY 24, 2021

21-0350

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 9:24 a.m. with a quorum of the city council present.

The invocation was given by Reverend Aaron Wright of First Unitarian Church of Dallas.

Mayor Johnson led the pledge of allegiances of the United States of America and Texas State flags.

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

The meeting recessed at 11:56 a.m. and reconvened at 1:07 p.m.

After all business properly brought before the city council had been considered, the city council adjourned at 4:00 p.m.

ATTEST:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
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, FEBRUARY 24, 2021

EXHIBIT A

MINUTES OF THE DALLAS CITY COUNCIL  
WEDNESDAY, FEBRUARY 24, 2021

EXHIBIT B

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0351

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: Marvin Crenshaw, 3008 Pennsylvania Ave.  
SUBJECT: 2021 freezing weather

SPEAKER: Randall Bryant, 2420 Canton St.  
SUBJECT: Emergency Management response

SPEAKER: Barbara Roberson, 7266 Kenny Ln. (handout provided)  
SUBJECT: Homeless encampment on Forest Ln./Central Expy.

SPEAKER: Benny Walker, 1239 Hutchins Ave.  
SUBJECT: Pop-up Market space

SPEAKER: Holly Forsythe, 7229 Kenny Ln.  
SUBJECT: Homeless camp at Forest Ln./Central Expy.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0352

Item 1: Approval of minutes of the February 10, 2021 City Council Meeting

Councilmember Atkins moved to adopt the minutes as presented.

Motion seconded by Councilmember Mendelsohn and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0353

CONSENT AGENDA

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

Valentin Deleon, 1306 Travis Heights Rd., Austin, TX, representing HTG Texas Developer, LLC [Agenda Item 16]  
Megan Lasch, 5501A Balcones Dr., Austin, TX, representing OSDA Industries/Saigebrook Development [Agenda Item 24]

The consent agenda consisted of consent agenda items 2-82. Consent agenda item 66 was deleted.

Councilmember West requested consent agenda items 17, 21, 23, 25 and 27 be considered as individual items later in the meeting; there was no objection voiced by the city council.

Councilmember Thomas requested consent agenda items 17, 21, 23, 25 and 27 be considered as individual items later in the meeting; there was no objection voiced by the city council.

Councilmember Mendelsohn 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 Arnold requested consent agenda items 21, 28, 32, 67 and 68 be considered as individual items later in the meeting; there was no objection voiced by the city council.

Councilmember Bazaldua requested consent agenda item 25 be considered as an individual items later in the meeting; there was no objection voiced by the city council.

Deputy Mayor Pro Tem McGough requested consent agenda item 26 be considered as an individual item later in the meeting; there was no objection voiced by the city council.

Councilmember Gates requested consent agenda item 40 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, 18-20, 22, 24, 29-31, 33-39, 41-65 and 69-82 was presented for consideration.

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

Motion seconded by Councilmember West.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0354

Item 2: Authorize a public hearing to be held on March 24, 2021 to receive comments on the FY 2021-22 Operating, Capital, and Grant & Trust Budgets - Financing:  
No cost consideration to the City

Adopted as a part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0355

Item 3: Authorize Supplemental Agreement No. 1 to the professional services contract with McCoy Collaborative Preservation Architecture, PLLC for final design plans and specifications, bid documentation and construction administration for the restoration of the Juanita J. Craft Civil Rights House located at 2618 Warren Avenue - Not to exceed \$151,997.00, from \$49,911.00 to \$201,908.00 - Financing: Juanita Craft Civil Rights House & Memorial Garden Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0356

Item 4: Authorize settlement of the lawsuit styled Lorris Hinson v. The City of Dallas, Cause No. CC-20-01000-E - Not to exceed \$205,000.00 - Financing: Liability Reserve Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0357

Item 5: Authorize settlement of the lawsuit styled Terrance Bass, et al. v. The City of Dallas; and John Does 1-5, Cause No. 3:17-CV-03330-E - Not to exceed \$2,450,000.00 - Financing: Liability Reserve Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0358

Item 6: Authorize a professional services contract with McKool Smith, P.C., Ashcroft Sutton Reyes LLC, and Korein Tillery LLC for legal services to represent the City of Dallas in the lawsuit to be filed and styled City of Dallas et al. v. Netflix, Inc., et al., contingent upon approval of the contract by the Office of the Attorney General of Texas pursuant to Section 2254 of the Texas Government Code - Financing: No cost consideration (see Fiscal Information)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0359

Item 7: A resolution authorizing the **(1)** execution of the Fourth Amendment to Revolving Credit Agreement with JPMorgan Chase Bank, National Association in support of the City of Dallas, Texas Waterworks and Sewer System Commercial Paper Notes, Series E; and **(2)** the execution of agreements pertaining thereto and resolving other matters related thereto for a four-month extension from March 31, 2021 to July 30, 2021 - Not to exceed \$820,000 - Financing: Dallas Water Utilities Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0360

Item 8: A resolution authorizing the **(1)** execution of the Fifth Amendment to Revolving Credit Agreement with Bank of America, N.A.; **(2)** execution of the Fourth Amendment to Fee Letter Agreement with Bank of America, N.A.; all in support of the City of Dallas, Texas Waterworks and Sewer System Commercial Paper Notes, Series D-2; and **(3)** execution of agreements pertaining thereto and resolving other matters related thereto, the for a three-month extension from April 15, 2021 through July 30, 2021 - Not to exceed \$185,000 - Financing: Dallas Water Utilities Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0361

Item 9: Authorize Lease Amendment No. 2 to the lease agreement with the Transportation Security Administration at Dallas Love Field to add janitorial and maintenance services to provide routine cleaning and disinfecting requirements for the period April 30, 2021 through March 31, 2025 - Estimated Annual Revenue: Aviation Fund \$166,256.88 annually.

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0362

Item 10: Authorize **(1)** an Interlocal Agreement with the Texas Department of Transportation (TxDOT) - Aviation Division to perform a phased Taxiway Echo design and construction project at Dallas Executive Airport as part of the capital improvement plan under the TxDOT's State Block Grant Program in the amount up to \$4,633,000.00; TxDOT under the State Block Grant Program will provide 90 percent of the project costs up to \$4,169,700.00; **(2)** the City to match 10 percent of the project costs; and **(3)** execution of the Interlocal Agreement and all terms, conditions, and documents required by the agreement - Total not to exceed \$463,300.00 - Financing: Aviation Construction Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0363

Item 11: Authorize the **(1)** application for and acceptance of a series of grants from the U.S. Department of Transportation, the Texas Department of Transportation (TxDOT) - Aviation Division for the state share of the eligible airport programs and projects at Dallas Executive Airport (Grant No. TBD, CFDA No. 20.106) in a total amount not to exceed \$700,000.00; **(2)** establishment of appropriations in the amount of \$700,000.00 in the TXDOT Aviation Grant - FY 21 Entitlement and Discretionary Grant Fund; **(3)** receipt and deposit of grant funds in the amount of \$700,000.00 in the TxDOT Aviation Grant - FY 21 Entitlement and Discretionary Grant Fund; and **(4)** execution of the grant agreement and all terms, conditions, and documents required by the grant agreement - Not to exceed \$700,000.00 - Financing: TXDOT Aviation Grant - FY 21 Entitlement and Discretionary Grant Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0364

Item 12: Authorize the **(1)** application for and acceptance of a series of grants from the U.S. Department of Transportation, Federal Aviation Administration (FAA) for the federal share of the eligible airport programs and projects within the Dallas Airport System (Grant No. TBD, CFDA No. 20.106) in a total amount of \$75,000,000.00, of which \$30,000,000 is Coronavirus Aid Relief and Economic Security (CARES) Act funding; **(2)** establishment of appropriations in the amount of \$75,000,000.00 in the FAA Airport Improvement Program (AIP) Grant - FY 21 Love Field Entitlement and Discretionary Grant Fund and CARES Act Fund; **(3)** receipt and deposit of grant funds in the amount of \$75,000,000.00 in the FAA AIP Grant - FY 21 Love Field Entitlement and Discretionary Grant Fund and CARES Act Fund; and **(4)** execution of the grant agreement and all terms, conditions, and documents required by the grant agreement - Total amount \$75,000,000.00 - Financing: Federal Aviation Administration Grant Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0365

Item 13: Authorize an amendment to Resolution No. 10-1671, previously approved on June 23, 2010, for the Neighborhood Stabilization Program Statement to amend the target areas as defined in Attachment A to align with the Comprehensive Housing Policy Reinvestment Strategy Areas and Opportunity Zones - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0366

Item 14: Authorize **(1)** a preliminary adoption of Substantial Amendment No. 3 to the FY 2020-21 Action Plan for the HOME Investment Partnerships Program (HOME) to **(a)** reduce the HOME grant amount by \$4,302,343.26 from the CHDO Development and Operating Assistance, Development Loan Program, Dallas Homebuyer Assistance Program and Home Program Administration; **(b)** reduce the unit production anticipated from 139 units to 32; and **(2)** a public hearing to be held on March 24, 2021 to receive comments on Substantial Amendment No. 3 to the FY 2020-21 Action Plan for the HOME Program - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0367

Item 15: Authorize**(1)** the adoption of a Resolution of Support for Brompton Community Housing Development Corporation 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 Skyline at Cedar Crest Apartments; and **(2)** an agreement with the Applicant for a line of credit in the amount of \$500.00 for the proposed multifamily development - Not to exceed \$500.00 -Financing: General Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0368

Item 16: Authorize **(1)** the adoption of a Resolution of Support for HTG Texas Developer, LLC 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 Metro Lofts; and **(2)** an agreement with the Applicant for a line of credit in the amount of \$500.00 for the proposed multifamily development – Not to exceed \$500.00 -Financing: General Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0369

Item 17: Authorize **(1)** the adoption of a Resolution of Support for Mapleshade Senior Living, Ltd. 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 Mapleshade Senior Living; and **(2)** an agreement with the Applicant for a line of credit in the amount of \$500.00 for the proposed multifamily development - Not to exceed \$500.00 - Financing: General Fund

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

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

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

Ann Murphy, 19126 Windmill Ln, representing Preston Villa HOA (handout provided)  
Jessica Tarantino, 6402 Villa Rd.  
Brian Hernandez, 6300 Villa Rd.

Councilmember Mendelsohn moved to deny the item.

Motion seconded by Councilmember West and unanimously denied.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0370

Item 18: Authorize **(1)** the adoption of a Resolution of Support for Nurock Development Group 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 Residences at Empire Central; and **(2)** an agreement with the Applicant for a line of credit in the amount of \$500.00 for the proposed multifamily development - Not to exceed \$500.00 - Financing: General Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0371

Item 19: Authorize **(1)** the adoption of a Resolution of Support for NuRock Acquisitions, LLC, 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 Residences at Butler; and **(2)** an agreement with the Applicant for a line of credit in the amount of \$500.00 for the proposed multifamily development - Not to exceed \$500.00 - Financing: General Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0372

Item 20: Authorize **(1)** the adoption of a Resolution of Support for NuRock Acquisitions, LLC 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 Residences at Alpha; and **(2)** an agreement with the Applicant for a line of credit in the amount of \$500.00 for the proposed multifamily development - Not to exceed \$500.00 - Financing: General Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0373

Item 21: Authorize **(1)** the adoption of a Resolution of Support for OM Housing, LLC 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 Okapi Apartments; and **(2)** an agreement with the Applicant for a line of credit in the amount of \$500.00 for the proposed multifamily development - Not to exceed \$500.00 - Financing: General Fund

Councilmembers West, Thomas and 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 Arnold moved to deny the item.

Motion seconded by Councilmember West.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0374

Item 22: Authorize **(1)** the adoption of a Resolution of Support for Sadler Circle Senior Apartments LLC, 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 Oaklawn Place Apartments; and **(2)** an agreement with the Applicant for a line of credit in the amount of \$500.00 for the proposed multifamily development - Not to exceed \$500.00 - Financing: General Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0375

Item 23: Authorize **(1)** the adoption of a Resolution of Support for Saigebrook Development, LLC and/or O-SDA Industries, LLC, 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 The Riverly; and **(2)** an agreement with the Applicant for a line of credit in the amount of \$500.00 for the proposed multifamily development - Not to exceed \$500.00 - Financing: General Fund

Councilmember West and 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.

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

Megan Lasch, 5501A Balcones Dr., Austin, TX, representing OSDA Industries/Saigebrook Development

Councilmember West moved to deny the item.

Motion seconded by Councilmember Narvaez and unanimously denied.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0376

Item 24: Authorize **(1)** the adoption of a Resolution of Support for Saigebrook Development, LLC and/or O-SDA Industries, LLC, 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 Kiva East; and **(2)** an agreement with the Applicant for a line of credit in the amount of \$500.00 for the proposed multifamily development - Not to exceed \$500.00 - Financing: General Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0377

Item 25: Authorize **(1)** the adoption of a Resolution of Support for Saigebrook Development, LLC and/or O-SDA Industries, LLC, 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 Ryland South; and **(2)** an agreement with the Applicant for a line of credit in the amount of \$500.00 for the proposed multifamily development - Not to exceed \$500.00 - Financing: General Fund

Councilmembers West, Thomas and 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.

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

Megan Lasch, 5501A Balcones Dr., Austin, TX, representing OSDA Industries/Saigebrook Development

Councilmember Bazaldua moved to deny the item.

Motion seconded by Councilmember West and unanimously denied.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0378

Item 26: Authorize **(1)** the adoption of a Resolution of Support for Sycamore Strategies, LLC, 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 Cypress Creek at Forest Lane; and **(2)** an agreement with the Applicant for a line of credit in the amount of \$500.00 for the proposed multifamily development - Not to exceed \$500.00 - Financing: General Fund

Deputy Mayor Pro Tem McGough 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:

Darryl Baker, 6306 Elder Grove Dr., representing Fair Share for ALL Dallas  
Mildred Harvey, 12115 Dandridge Dr.  
Woot Lervisit, 8319 Floyd Lake Dr., representing Northwood Estates Neighborhood  
Mattye Jones, 14755 Preston Rd.  
Kent Densing, 9610 Windy Crest Ct.  
Rachel McGowan, 9417 Pinewood Dr., representing Northwood Estates  
Diana Merzowski, 9235 Markanne Dr.  
Corey Dennis, 9311 Floyd Lake Dr.  
Casey Bump, 901 Mopac Expwy. S., Austin, TX  
Dillon Shipper, 1007 S. Congress Ave., Austin, TX  
Zachary Krochtengel, Not provided, representing Sycamore Strategies, LLC

The city secretary announced the item would be further held until later in the meeting.

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

Deputy Mayor Pro Tem McGough moved to deny the item.

Motion seconded by Councilmember Atkins.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

21-0378

Page 2

After discussion, Mayor Johnson called a record vote on Deputy Mayor Pro Tem McGough's motion:

Voting Yes: [6] McGough, Thomas, Arnold, Atkins,  
Kleinman, Blewett

Voting No: [9] Johnson, Medrano, West, Resendez,  
Narvaez, Bazaldua, Blackmon, Mendelsohn,  
Gates

The city secretary declared the motion failed.

Councilmember West moved to adopt the item.

Motion seconded by Councilmember Blackmon.

Mayor Johnson called a vote and declared the item adopted on a divided vote with Deputy Mayor Pro Tem McGough voting "No."

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0379

Item 27: Authorize **(1)** the adoption of a Resolution of Support for Versa Development, LLC, 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 Solara Apartments; and **(2)** an agreement with the Applicant for a line of credit in the amount of \$500.00 for the proposed multifamily development - Not to exceed \$500.00 - Financing: General Funds

Councilmember West and 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 West moved to deny the item.

Motion seconded by Mayor Pro Tem Medrano and unanimously denied.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0380

Item 28: Authorize the **(1)** sale of up to 59 Land Transfer lots to Camden Homes, LLC, and/or its affiliates (Developer) subject to restrictive covenants, a right of reverter, and execution of all necessary documents, pursuant to the City's Land Transfer Program; **(2)** release of lien for all non-tax Cityliens, notices, or orders that were filed on up to 59 Land Transfer lots sold to Developer prior to or subsequent to the deeds transferring the lots to the City of Dallas; and **(3)** execution of a development agreement with Developer for the construction of up to 59 single-family homes on the Land Transfer lots - Estimated Revenue: General Fund \$59,924.88

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 Arnold moved to adopt the item.

Motion seconded by Councilmember West and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0381

Item 29: Authorize a contract with Dallas Area Rapid Transit for the purchase of 143 annual passes in support of the City's clean air initiative - Not to exceed \$51,480.00 - Financing: General Fund (30,000.00) (see Fiscal Information) and Cost Consideration to Others (\$21,480.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0382

Item 30: Authorize a three-year Interlocal Agreement with Dallas County to provide two-way radio service, equipment, antenna space, microwave service, and radio system airtime for the period January 1, 2021 through December 31, 2023 - Revenue: Communication Services Fund \$235,007

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0383

Item 31: Authorize **(1)** a five-month lease agreement with Texas Instruments Incorporated (TI) for approximately 22.3044 acres of land located at 8700 Lyndon B. Johnson Freeway for use as a temporary storm debris staging area following the October 20, 2019 tornado event for the period October 23, 2019 through March 19, 2020, for and in consideration of rent in form of performance by City either **(a)** to restore the Premises to condition prior to City's use; or **(b)** to pay TI a restoration payment for TI to restore the Premises to condition prior to City's use; **(2)** an addendum to the lease agreement to provide for City's election to either restore the property or remit a restoration payment to TI to repair and restore the premises to its condition prior to its use by the City of Dallas; and **(3)** an increase in appropriations in an amount not to exceed \$810,583.00 in the Sanitation Operation Fund - Not to exceed \$810,583.00 - Financing: Sanitation Operation Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0384

Item 32: Authorize **(1)** an increase in appropriations in an amount not to exceed \$2,506,000.00 in the Reforestation Fund; and **(2)** an acquisition from the Trust for Public Land for the Five Mile Creek Master Plan (Woody Branch Park Land), of approximately 82 acres of land located near the intersection of Hammerking Road and South R.L. Thornton Freeway for the proposed Woody Branch Park Site Project - Not to exceed \$2,506,000.00 (\$2,490,000.00, plus closing costs and title expenses not to exceed \$16,000.00) - Financing: Reforestation Fund

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 Arnold moved to adopt the item.

Motion seconded by Councilmember Narvaez and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0385

Item 33: Authorize acquisition from Julian L. Puga and Leticia Puga, of approximately 6,765 square feet of land located near the intersection of McGowan and Childers Streets for the Cadillac Heights Phase II Project -Not to exceed \$18,000.00 (\$15,000.00, plus closing costs and title expenses not to exceed \$3,000.00) - Financing: Land Acquisition in Cadillac Heights Fund (2006 General Obligation Bond Fund)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0386

Item 34: An ordinance abandoning a portion of a utility easement to Dallas Independent School District, the abutting owner, containing approximately 6,985 square feet of land, located near the intersection of St. Augustine Drive and Bruton Road - Revenue: General Fund \$5,400.00, plus the \$20.00 ordinance publication fee

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 31775

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0387

Item 35: An ordinance abandoning a portion of an alley to PPA Realty, Ltd., the abutting owner, containing approximately 3,597 square feet of land, located near the intersection of Lemmon and Dorothy Avenues; and authorizing the quitclaim and providing for the dedication of approximately 2,663 square feet of land needed for street purposes - Revenue: General Capital Reserve Fund (\$23,665.00) and General Fund (\$20,000.00), plus the \$20.00 ordinance publication fee

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 31776

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0388

Item 36: An ordinance abandoning a portion of Spann Street to Beckley Oz Holdings, LLC, the abutting owner, containing approximately 14,201 square feet of land, located near the intersection of Morgan Avenue and Spann Street; and authorizing the quitclaim and providing for the dedication of approximately 5,697 square feet of land needed for a vehicular and pedestrian easement - Revenue: General Capital Reserve Fund (\$619,045.00) and General Fund (\$20,000.00), plus the \$20.00 ordinance publication fee

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 31777

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0389

Item 37: An ordinance abandoning portions of three utility easements with temporary working space easements to 3662 W Camp Wisdom LLC and WCWAP LLC, the abutting owners, containing a total of approximately 3,310 square feet of land, located near the intersection of Camp Wisdom Road and Interstate Highway 67 - Revenue: General Fund \$5,400.00, plus the \$20.00 ordinance publication fee

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 31778

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0390

Item 38: An ordinance amending Ordinance No. 31400, previously approved on December 11, 2019, which abandoned portions of Fiji, Tonga and Sphinx Streets and two alleys, located near the intersection of Fran Way and Compton Streets to Fiji Property Owners Association, Inc., to extend the final replat from one year to three years - Revenue: General Fund \$5,400.00, plus the \$20.00 ordinance publication fee

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 31779

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0391

Item 39: An ordinance amending Ordinance No. 31287, previously approved on August 28, 2019 which abandoned portions of Winnetka Avenue (formerly Earle Street), located near the intersection of Fort Worth and Winnetka Avenues, to Paul V. Toler and Donna Toler and Worth Trinity, LLC, to extend the final replat from one year to 24 months - Revenue: General Fund \$5,400.00, plus the \$20.00 ordinance publication fee

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 31780

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0392

Item 40: An ordinance amending Ordinance No. 31709, previously approved on December 9, 2020, which abandoned portions of Parvia Avenue and an alley, located near the intersection of Singleton Boulevard and Parvia Avenue to West Dallas Investments, L.P., to extend the dedication from 90 days to 180 days - Revenue: General Fund \$5,400.00, plus \$20.00 ordinance publication fee

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

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

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

Councilmember Kleinman moved to adopt the item.

Motion seconded by Councilmember West and unanimously adopted. (Gates abstain)

Assigned ORDINANCE NO. 31781

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0393

Item 41: An ordinance granting a private license to Gaston & Good Latimer, LP, for the use of approximately 2 square feet of aerial space to occupy, maintain and utilize a premise blade sign over a portion of Elm Street right-of-way near its intersection with Good Latimer Expressway - Revenue: General Fund \$1,000.00 annual fee, plus the \$20.00 ordinance publication fee

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 31782

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0394

Item 42: Authorize an amendment No. 1 to the Advance Funding Agreement with the Texas Department of Transportation to allocate Surface Transportation Block Grant funding for the Southern Gateway Public Green Project - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0395

Item 43: Authorize the **(1)** First Amendment to the Resident Company Use Agreement with Cara Mia Theatre Co.; and **(2)** First Amendment to the Resident Company Use Agreement with Teatro Hispano de Dallas, for use of the Latino Cultural Center multi-form theater and Oak Farms Dairy Performance Hall Located at 2600 Live Oak Street, to extend the deadline for the \$500,000.00 Consolidated Capital Campaign for Multi-form Theater Betterments from March 31, 2021 to December 31, 2021, due to COVID-19 impacts on the nonprofit cultural industry and fundraising efforts - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0396

Item 44: Authorize a cooperative purchasing agreement for the purchase and installation of furniture, fixtures, and equipment for the J. Erik Jonsson Central Library 6th Floor Renovation Project located at 1515 Young Street with Library Interiors of Texas, LLC through the Texas Association of School Boards cooperative agreement - Not to exceed \$748,966.15 - Financing: Library Private Donation Fund (\$300,000.00), Library Facilities Fund (2006 General Obligation Bond Fund) (\$214,000.00), General Fund (\$234,966.15)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0397

Item 45: Authorize **(1)** the Community Development Block Grant CV-COVID-19 Emergency Assistance Program (“Program”) to provide up to six months of rent, mortgage, and/or utility assistance, including internet service, for low-income persons at or below 80 percent of Area Median Income who are impacted by the Novel Coronavirus pandemic; and **(2)** execution of all documents and agreements necessary to implement the Program, including but not limited to agreements with landlords and tenants - Financing: No cost consideration to the City (see Fiscal Information)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0398

Item 46: Authorize four subrecipient agreements to administer the CARES Emergency Solutions Grant Short Term Rental Assistance Program established under Resolution No. 20-0645 with **(1)** Abounding Prosperity Incorporated in the amount of \$241,000.00; **(2)** Dallas Leadership Foundation in the amount of \$225,000.00; **(3)** The Harmony Community Development Corporation in the amount of \$362,000.00; and **(4)** First Presbyterian Church of Dallas, Texas dba The Stewpot in the amount of \$172,000.00, for the period of March 1, 2021 through July 31, 2022 - Total not to exceed \$1,000,000.00 - Financing: 2020 CARES Act Relief ESG #2 Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0399

Item 47: A resolution accepting the FY 2019-2020 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Three (Oak Cliff Gateway TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0400

Item 48: A resolution accepting the FY 2019-2020 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Four (Cedars TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0401

Item 49: A resolution accepting the FY 2019-2020 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Five (City Center TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0402

Item 50: A resolution accepting the FY 2019-2020 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Six (Farmers Market TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0403

Item 51: A resolution accepting the FY 2019-2020 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Seven (Sports Arena TIF District or District), and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0404

Item 52: A resolution accepting the FY 2019-2020 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eight (Design District TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0405

Item 53: A resolution accepting the FY 2019-2020 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Nine (Vickery Meadow TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0406

Item 54: A resolution accepting the FY 2019-2020 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Ten (Southwestern Medical TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0407

Item 55: A resolution accepting the FY 2019-2020 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eleven (Downtown Connection TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0408

Item 56: A resolution accepting the FY 2019-2020 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twelve (Deep Ellum TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0409

Item 57: A resolution accepting the FY 2019-2020 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Thirteen (Grand Park South TIF District or District), and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0410

Item 58: A resolution accepting the FY 2019-2020 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Fourteen (Skillman Corridor TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0411

Item 59: A resolution accepting the FY 2019-2020 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Fifteen (Fort Worth Avenue TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0412

Item 60: A resolution accepting the FY 2019-2020 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Sixteen (Davis Garden TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0413

Item 61: A resolution accepting the FY 2019-2020 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Seventeen (TOD TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0414

Item 62: A resolution accepting the FY 2019-2020 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eighteen (Maple/Mockingbird TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: Nocost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0415

Item 63: A resolution accepting the FY 2019-2020 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Nineteen (Cypress Waters TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0416

Item 64: A resolution accepting the FY 2019-2020 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twenty (Mall Area Redevelopment TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0417

Item 65: A resolution accepting the FY 2019-2020 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twenty-One (University TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0418

Item 66: ~~A resolution to (1) authorize the City Manager or a designee to establish programming to enhance and advance workforce and economic development with external entities, including education and healthcare institutions; and (2) execute interlocal agreements, and other agreements as may be necessary to implement and carry out the collaborations and programming. Financing: No cost consideration to the City~~

Deleted

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0419

Note: Agenda Item No. 67 must be heard before Agenda Item No. 68 may be considered.

Item 67: An ordinance authorizing an amendment to the Project Plan and Reinvestment Zone Financing Plan for Tax Increment Financing Reinvestment Zone Number Three (“Oak Cliff Gateway TIF District”) to: include a finding that operations and maintenance support for the Dallas Streetcar is necessary and convenient to the implementation of furthering development along major transportation corridors and transit connections in and adjacent to the TIF District; **(2)** create a budget category in support of the Dallas Streetcar; and **(3)** shift \$257,202.00 net present value (approximately \$950,000.00 in total dollars) of the District’s budget from the Oak Cliff Gateway Sub-district to the new budgetcategory amending Ordinance No. 23033, as amended, to reflect this amendment - Financing: No cost consideration to the City

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 Atkins moved to remand agenda items 67 and 68 to the Transportation and Infrastructure Council Committee.

Motion seconded by Deputy Mayor Pro Tem McGough and unanimously remanded.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0420

Note: Agenda Item No. 67 must be heard before Agenda Item No. 68 may be considered.

Item 68: Authorize the dedication of \$475,000.00 in Oak Cliff Gateway TIF funds from the available District-Wide Set-Aside to support the operations and maintenance of the Dallas Streetcar for FY 2020-2021 - Not to exceed \$475,000.00 - Financing: Oak Cliff Gateway TIF District Fund (subject to current and future appropriations from tax increments)

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 Atkins moved to remand agenda items 67 and 68 to the Transportation and Infrastructure Council Committee.

Motion seconded by Deputy Mayor Pro Tem McGough and unanimously remanded.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0421

Item 69: A resolution adopting the City's Federal Legislative Program for the 117th Session of the United States Congress - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0422

Item 70: Authorize a cooperative purchasing agreement for the purchase and installation of a modular building for the Water Utilities Department with McGrath RentCorp dba Mobile Modular Management Corporation through The Local Government Purchasing Cooperative (BuyBoard) agreement - Not to exceed \$537,465 - Financing: Stormwater Drainage Management Capital Construction Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0423

Item 71: Authorize a four-year master agreement for law enforcement equipment for the Police Department - GT Distributors, Inc. in the estimated amount of \$1,457,858, CG Wholesale LLC in the estimated amount of \$288,000, Tactical Medical Solutions, Inc. dba Tramedic Solutions, Inc. in the estimated amount of \$182,000, Galls, LLC dba Red the Uniform Tailor in the estimated amount of \$101,505, and ProForce Marketing, Inc. dba ProForce Law Enforcement in the estimated amount of \$52,000, lowest responsible bidders of eight - Total estimated amount of \$ 2,081,363 - Financing: General Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0424

Item 72: Authorize a five-year master agreement for the purchase of animal food for the Department of Dallas Animal Services - Lab Animal Supplies, Inc. dba Lab Supply in the estimated amount of \$180,000 and Simba Industries in the estimated amount of \$111,000, lowest responsible bidders of three - Total estimated amount of \$291,000 - Financing: General Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0425

Item 73: Authorize a two-year service contract, with one three-year renewal option, for tennis center pro/manager operational management for the Park & Recreation Department - Impact Activities, only proposer - Estimated NetRevenue Amount: \$42,000 - General Fund (\$23,100) and GolfImprovement Trust Fund (\$18,900)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0426

Item 74: Authorize a three-year service contract for the purchase of enterprise software licenses and maintenance for Geographic Information System software for the Department of Information and Technology Services - ESRI, Inc. dba Esri, sole source - Not to exceed \$2,325,000 - Financing: Data Services Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0427

Item 75: Authorize a five-year service contract for the workers' compensation certified network for the Office of Risk Management - Injury Management Organization, Inc., most advantageous proposer of three - Not to exceed \$3,792,174 - Financing: Workers' Compensation Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0428

Item 76: Authorize **(1)** a two-year service price agreement for airfield lighting diagnostics and repairs for the Department of Aviation - Kinetics Motorwerks LLC in the estimated amount of \$378,161.75; and **(2)** a two-year master agreement for energy efficient airfield lighting, parts, and accessories for the Department of Aviation - ADB Safegate Americas LLC in the estimated amount of \$1,364,275.07, lowest responsible bidders of two - Total estimated amount of \$1,742,436.82 - Financing: Aviation Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0429

Item 77: Authorize a three-year service price agreement for the purchase of sod and installation for citywide use - Blue Sky Sod Farm, LLC in the estimated amount of \$1,369,859.00 and Sports Field Holdings, LLC dba Sports Field Solutions in the estimated amount of \$342,471.00, lowest responsible bidders of two - Total estimated amount of \$1,712,330.00 - Financing: General Fund (\$1,523,973.70) and Dallas Water Utilities Fund (\$188,356.30)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0430

Item 78: Authorize a three-year service price agreement for boat and motor repairs and parts - Tommy's Mobile Boat & Motor Service, Inc., only bidder - Estimated amount of \$331,654 - Financing: General Fund (\$194,520), Dallas Water Utilities Fund (\$128,414), and Stormwater Drainage Management Fund (\$8,720)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0431

Item 79: Authorize Supplemental Agreement No. 1 to the service contract to **(1)** reduce the service fee charged at certain payment substations from \$4.74 to \$4.53 for payment substation and call center services for the payment of municipal court citations by defendants; and **(2)** exercise the one three-year renewal option for payment substation and call center services for the payment of municipal court citations by defendants - AllPaid, Inc. dba GovPayNet, formerly known as Government Payment Service, Inc. - Financing: No cost consideration to the City (fees to be paid by the defendant)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0432

Item 80: Authorize an amendment to Resolution No. 90-4072, previously approved on December 12, 1990, to update the City Auditor Responsibilities and Administrative Procedures - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0433

Item 81: Authorize acquisition from Vishwanath Hotels, LLC of an unimproved tract of land containing approximately 2,974 square feet located at the intersection of Empire Central Drive and Prudential Drive for the Dallas Floodway Project - Not to exceed \$49,395.00 (\$46,395.00, plus closing costs and title expenses not to exceed \$3,000.00) - Financing: Flood Protection and Storm Drainage Facilities Fund (2006 General Obligation Bond Funds)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0434

Item 82: Authorize an increase in the construction services contract with Southland Mole JV for additional work associated with additional tunnel support, paving, storm drainage, water and wastewater improvements for the Mill Creek/Peaks Branch/State-Thomas Drainage Relief Tunnel Project - Not to exceed \$3,332,735.00, from \$206,700,000.00 to \$210,032,735.00 - Financing: Flood Protection and Storm Drainage Facilities Fund (2006 General Obligation Funds) (\$3,242,535.00), Water Capital Improvement D Fund (\$79,000.00) and Wastewater Capital Improvement E Fund (\$11,200.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0435

Item 83: 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 were 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:

- Craig Alan Carrillo to the Judicial Nominating Commission;
- Zandra D. Mendenhall to the Martin Luther Jr. Community Center Board;
- Harrison L. Blair to the Park and Recreation Board;
- Randall Bryant to the Redistricting Commission; and
- Kalon Wofford to the Youth Commission.

Motion seconded by Councilmember Narvaez and unanimously adopted.

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

<b>21-5450</b>	<b>JNC</b>	<b>JUDICIAL NOMINATING COMMISSION</b>
<b>21-5451</b>	<b>MLK</b>	<b>MARTIN LUTHER KING JR COMMUNITY CENTER BOARD</b>
<b>21-5452</b>	<b>PAR</b>	<b>PARK AND RECREATION BOARD</b>
<b>21-5453</b>	<b>RDC</b>	<b>REDISTRICTING COMMISSION</b>
<b>21-5454</b>	<b>YOC</b>	<b>YOUTH COMMISSION</b>

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0436

Item 84: Authorize an amendment to the 2021 City Calendar to **(1)** revise the date of the 2021 City Council Inauguration to June 14, 2021 from June 21, 2021; **(2)** move the Quality of Life Committee and Transportation and Infrastructure Committee meetings back to its normal meeting date of June 21, 2021; **(3)** move the Housing and Homelessness Solutions Committee and the Government Performance and Financial Management Committee meetings from June 15 2021 to June 22, 2021; and **(4)** move the June 23, 2021 briefing date to June 16, 2021 and June ~~23~~ 16, 2021 agenda date to June ~~16~~ 23, 2021 - Financing: No cost consideration to the City

Corrected

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

- Move Workforce, Education and Equity Committee from June 8 at 9:00 a.m. to June 7 at 11:00 a.m.;
- Move Public Safety Committee from June 8 at 1:00 p.m. to June 7 at 3:00 p.m.;
- Move Quality of Life Committee from June 21 at 9:00 a.m. to June 8 at 9:00 a.m.;
- Move Transportation and Infrastructure Committee from June 21 at 1:00 p.m. to June 8 at 3:00 p.m.;
- Move Housing and Homelessness Solutions from June 22 at 9:00 a.m. to June 8 at 11:00 a.m.;
- Move Government and Performance and Financial Management from June 22 at 1:00 p.m. to June 8 at 1:00 p.m.; and
- Move the US Conference of Mayors Annual Meeting dates from June 11 through 13 to June 19 through 22.

Motion seconded by Councilmember Bazaldua.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0437

Item 85: Authorize the second step of acquisition for condemnation by eminent domain to acquire an unimproved tract of land containing approximately 41,926 square feet from IC Properties II, LLC, located near the intersection of Jefferson Boulevard Viaduct and Colorado Boulevard East for the Dallas Floodway Project - Not to exceed \$214,630.00 (\$209,630.00, plus closing costs and title expenses not to exceed \$5,000.00) - Financing: Flood Protection and Storm Drainage Facilities Fund (2006 General Obligation Bond Funds)

The city secretary announced the item required 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 an unimproved tract of land containing approximately 41,926 square feet from IC Properties II, LLC, located near the intersection of Jefferson Boulevard Viaduct and Colorado Boulevard East for the Dallas Floodway Project.

The city secretary announced the item would require a record vote.

Councilmember West moved to adopt the item.

Motion seconded by Councilmember Blackmon.

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

Voting Yes: [13] Johnson, McGough, West, Thomas, Arnold,  
Resendez, Bazaldua, Atkins, Blackmon,  
Kleinman, Mendelsohn, Gates, Blewett

Voting No: [2] Medrano, Narvaez

The city secretary declared the item adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0438

Item 86: Authorize the second step of acquisition for condemnation by eminent domain to acquire an unimproved tract of land containing approximately 74,872 square feet from IC Properties II, LLC, located near the intersection of Jefferson Boulevard Viaduct and Colorado Boulevard East for the Dallas Floodway Project - Not to exceed \$1,883,800.00 (\$1,871,800.00, plus closing costs and title expenses not to exceed \$12,000.00) - Financing: Flood Protection and Storm Drainage Facilities Fund (2006 General Obligation Bond Funds)

The city secretary announced the item required 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 an unimproved tract of land containing approximately 74,872 square feet from IC Properties II, LLC, located near the intersection of Jefferson Boulevard Viaduct and Colorado Boulevard East for the Dallas Floodway Project.

The city secretary announced the item would require a record vote.

Councilmember Blackmon moved to adopt the item.

Motion seconded by Councilmember West.

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

Voting Yes: [13] Johnson, McGough, West, Thomas, Arnold,  
Resendez, Bazaldua, Atkins, Blackmon,  
Kleinman, Mendelsohn, Gates, Blewett

Voting No: [2] Medrano, Narvaez

The city secretary declared the item adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0439

Item 87: A resolution authorizing **(1)** a joint elections agreement and election services contract between the City of Dallas, Dallas County, and various other jurisdictions within Dallas County, for the conduct of a general election to be held Saturday, May 1, 2021, in the amount of \$1,650,190.14; **(2)** a legal advertising in connection with the Saturday May 1, 2021 General Election and Special Election, in the amount of \$150,000.00; and **(3)** translation services for publication and posting notices related to the election in the amount of \$300.00 - Total not to exceed \$1,800,490.14 - Financing: General Fund

Councilmember Atkins moved to adopt the item.

Motion seconded by Councilmember Blackmon and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0440

Item 88: A resolution authorizing a joint election agreement and election services contract between the City of Dallas, Collin County, and various other jurisdictions within Collin County, for the conduct of a general and special election to be held Saturday, May 1, 2021 - Not to exceed \$12,217.18 - Financing: General Fund

Councilmember Mendelsohn moved to adopt the item.

Motion seconded by Councilmember Atkins and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0441

Item 89: A resolution authorizing a joint election agreement and election services contract between the City of Dallas, Denton County, and various other jurisdictions within Denton County, for the conduct of a general and special election to be held Saturday, May 1, 2021 - Not to exceed \$8,924.24 - Financing: General Fund

Councilmember Narvaez moved to adopt the item.

Motion seconded by Councilmember Atkins and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0442

Item 90: A resolution authorizing the Mayor to appoint an Ad Hoc City Council Canvassing Committee to review the returns of the May 1, 2021 general election and special election, and submit a canvass report to the full City Council on Wednesday, May 12, 2021 - Financing: No cost consideration to the City

Councilmember Narvaez moved to adopt the item.

Motion seconded by Councilmember Atkins and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0443

Item 91: Authorize **(1)** an Emergency Home Repair Program (Program) - as described in **Exhibit A** in response to the 2021 Texas Severe Winter Storm to provide a grant of up to \$10,000.00 per household for emergency repairs for low- to moderate-income persons at or below 80 percent of the area median income; **(2)** execution of all documents and agreements necessary to implement the Program, including but not limited to agreements with homeowners, contractors, and/or administration agreement(s) for the Program and change orders/amendments; **(3)** a one-time transfer of funds in an amount not to exceed \$2,000,000.00 from the Public Private Partnership Fund to the Emergency Home Repair Program Fund; **(4)** an increase in appropriations in an amount not to exceed \$2,000,000.00 in the Emergency Home Repair Program Fund; **(5)** a disbursement of funds in an amount not to exceed \$2,000,000.00 from the Emergency Home Repair Program Fund in accordance with the Program; and **(6)** up to 10 percent of the funds to be utilized for program administration - Not to exceed \$2,000,000.00 - Financing: Emergency Home Repair Program Fund

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

Yolanda Williams, 1012 Pindar Ave.

Councilmember Atkins 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

FEBRUARY 24, 2021

21-0444

Item 92: Authorize an economic development agreement with Digital Realty Trust, L.P., approved as to form by the City Attorney, granting: **(1)** a business personal property tax abatement exempting 50 percent of the taxes on the added value to the net new tangible personal property for a period of five years Estimated Revenue Foregone: City ad valorem business personal property taxes up to \$252,929.00 over a five-year period; and a Chapter 380 Economic Development Grant in an amount of \$200,000.00 in consideration for job creation and a multiphase expansion and renovation of Digital's offices located at 2323 Bryan Street, Dallas, Texas in accordance with the City's Public/Private Partnership Program -Not to exceed \$200,000.00 - Financing: Public/Private Partnership Fund

Councilmember Atkins moved to adopt the item.

Motion seconded by Councilmember Blewett.

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

Melody Neil, Address not provided, representing Digital Realty Trust

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0445

The consent zoning docket consisted of agenda items Z1 and Z2.

Agenda item Z1: Zoning Case Z190-322(CT)

Agenda item Z2: Zoning Case Z190-356(JK)

Agenda item Z2 was removed from the consent zoning docket to be considered as an individual hearing.

Therefore, the consent zoning docket, consisting of agenda item Z1 was presented for consideration.

Agenda item Z1: Zoning Case Z190-322(CT)

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

The following individuals addressed the city council:

Ruth Steward, 7022 Balalaika Rd. [Agenda Item Z1]

Gail Terrell, 1445 Firebird Dr. [Agenda Item Z1]

Councilmember Atkins moved to close the public hearing and deny the item without prejudice.

Motion seconded by Councilmember Blackmon and unanimously denied.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0446

Item Z1: Zoning Case Z190-332(CT) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Tract 1 within Planned Development District No. 658, on the northeast corner of East Camp Wisdom Road and Firebird Drive

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

The following individuals addressed the city council on the item:

Ruth Steward, 7022 Balalaika Rd.  
Gail Terrell, 1445 Firebird Dr.

Councilmember Atkins moved to close the public hearing and deny the item without prejudice.

Motion seconded by Councilmember Blackmon and unanimously denied without prejudice.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0447

Item Z2: Zoning Case Z190-356(JK) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2316 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, on the northeast side of East Ledbetter Drive, east of South R. L. Thornton Freeway

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

Councilmember Arnold requested the item be considered as an individual hearing; there was no objection voiced by the city council.

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

The following individual addressed the city council on the item:

Parvez Malik, 320 Decker Dr., Irving, TX

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

- This specific use permit (SUP) expires on February 24, 2023, with no automatic renewals.

Motion seconded by Councilmember Atkins and unanimously amended.

Assigned ORDINANCE NO. 31783

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0448

ZONING CASES – INDIVIDUAL

Item Z3: Z190-180(PD)

A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for a GO General Office District and mixed uses on property zoned an R-5(A) Single Family District, an IR Industrial Research District, and a CS Commercial Service District, on the north side of Singleton Boulevard, between Bataan Street and Herbert Street

Recommendation of Staff: Denial

Recommendation of CPC: Approval, subject to a development plan, a height plan, a streetscape exhibit, and conditions

The following individuals addressed the city council on the item:

Jim Reynolds, 331 Singleton Blvd., representing West Dallas Investments  
Tommy Mann, 2728 N. Harwood St.  
Laura Hoffman, 2728 N. Harwood St.  
Zach Edwards, 5005 Greenville Ave.  
Wendi Macon, 3622 Ladd St.

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

Motion seconded by Councilmember Atkins and unanimously adopted.

Assigned ORDINANCE NO. 31784

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0449

ZONING CASES – INDIVIDUAL

Item Z4: Z190-305(PD/NO)

A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development Subdistrict for HC Heavy Commercial Subdistrict uses on property zoned an HC Heavy Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northwest corner of Maple Avenue and McKinney Avenue

Recommendation of Staff: Denial without prejudice

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

The following individuals addressed the city council on the item:

Tommy Mann, 2728 N. Harwood St.  
Joel Behrens, 2100 McKinney Ave.  
Scott Krikorian, 2100 McKinney Ave.

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

Motion seconded by Councilmember Atkins.

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

Assigned ORDINANCE NO. 31785

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0450

ZONING CASES – INDIVIDUAL

Item Z5: Z190-318(LG)

A public hearing to receive comments regarding an application for and an ordinance granting an MF-2(A) Multifamily District and a resolution accepting deed restrictions volunteered by the applicant on property zoned an MU-2 Mixed Use District and an IR Industrial Research District, on the northeast corner of Kimsey Drive and Maple Avenue

Recommendation of Staff: Approval

Recommendation of CPC: Approval, subject to deed restrictions volunteered by the applicant

The following individual addressed the city council on the item:

Robert Baldwin, 3904 Elm St., representing Urban Genesis

Mayor Pro Tem Medrano moved to close the public hearing, accept the recommendation of the city plan commission subject to the revised deed restrictions offered at the meeting and pass the ordinance.

Motion seconded by Councilmember Blewett and unanimously adopted.

Assigned ORDINANCE NO. 31786

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0451

ZONING CASES – INDIVIDUAL

Item Z6: Z190-319(LG)

A public hearing to receive comments regarding an application for and an ordinance granting an MF-2(A) Multifamily District and a resolution accepting deed restrictions volunteered by the applicant on property zoned an IM Industrial Manufacturing District, on the west corner of Maple Avenue and Stutz Drive

Recommendation of Staff: Approval

Recommendation of CPC: Approval, subject to deed restrictions volunteered by the applicant

The following individual addressed the city council on the item:

Robert Baldwin, 3904 Elm St., representing Urban Genesis

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

Motion seconded by Councilmember Bazaldua and unanimously adopted.

Assigned ORDINANCE NO. 31787

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0452

ZONING CASES – INDIVIDUAL

Item Z7: Z190-337(NN)

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 986 for CR Community Retail District uses on the south side of Interstate Highway 30 and the east side of Westmoreland Road

Recommendation of Staff: Denial

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

The following individuals addressed the city council on the item:

Lauren Montgomery, 6009 West Parker Rd., Plano, TX, representing JGH Consultants, LLC

Gwen Keen, 1120 N. Industrial, Euless, TX, representing Quik Trip

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

- Height, as applied to a non-monument sign, means the vertical distance between the highest part of the sign and the base of the sign

and pass the ordinance.

Motion seconded by Councilmember Blackmon and unanimously amended.

Assigned ORDINANCE NO. 31788

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0453

ZONING CASES – INDIVIDUAL

Item Z8: Z190-357(JK)

A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2365 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, on the southwest corner of Lake June Road and Holcomb Road

Recommendation of Staff: Approval for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions

Recommendation of CPC: Approval for a two-year period, subject to conditions

No one addressed the city council on the item.

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

Motion seconded by Councilmember Bazaldua and unanimously adopted.

Assigned ORDINANCE NO. 31789

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0454

ZONING CASES – INDIVIDUAL

Item Z9: Z190-358(AU)

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, on the northwest corner of Great Trinity Forest Way and Hillburn Drive

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

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

No one addressed the city council on the item.

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

Motion seconded by Councilmember Bazaldua and unanimously adopted.

Assigned ORDINANCE NO. 31790

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0455

ZONING CASES – INDIVIDUAL

Item Z10: Z190-366(NN)

A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1850 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned Subarea 4 within Planned Development District No. 366 with a D-1 Liquor Control Overlay, on the southeast corner of South Buckner Boulevard (Loop 12) and Elam Road

Recommendation of Staff: Approval for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions

Recommendation of CPC: Approval for a two-year period, subject to conditions

The following individual addressed the city council on the item:

Kendra Larach, 3904 Elm St.

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

- The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less

and pass the ordinance.

Motion seconded by Councilmember Narvaez and unanimously amended.

Assigned ORDINANCE NO. 31791

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0456

ZONING CASES - INDIVIDUAL - UNDER ADVISEMENT

Item Z11: Z190-222(JT)

A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2233 for a private recreation center, club, or area on property zoned an A(A)Agricultural District, on the south line of Tea Garden Road, west of Haymarket Road

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

Note: This item was deferred by the City Council before opening the public hearing on December 9, 2020, and is scheduled for consideration on February 24, 2021.

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 March 24, 2021 voting agenda meeting of the city council.

Motion seconded by Councilmember Arnold and unanimously deferred.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0457

ZONING CASES - INDIVIDUAL - UNDER ADVISEMENT

Item Z12: Z190-327(JK)

A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2294 for an alcoholic beverage establishment limited to a private club -bar and a commercial amusement (inside) limited to a dance hall on property zoned a CS Commercial Service District, on the west line of McCree Road, north of East Northwest Highway

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

Note: This item was deferred by the City Council before opening the public hearing on January 27, 2021, and is scheduled for consideration on February 24, 2021.

No one addressed the city council on the item.

Councilmember Blackmon moved to close the public hearing and deny the item without prejudice.

Motion seconded by Councilmember Narvaez and unanimously denied.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0458

**MISCELLANEOUS HEARINGS**

Item PH1: A public hearing to receive comments on **(1)** the adoption of Reprogramming Budget No. 1 (Substantial Amendment No. 2) to the FY 2020-21 Action Plan to: (a) use unspent prior year Community Development Block Grant (CDBG) funds in the total amount of \$2,011,333 for the Residential Development Acquisition Loan Program and \$509,393 for Emergency Assistance/Rent Program; and (b) use unspent Home Investment Partnerships Program (HOME) Funds in the amount of \$1,996,715 for the Housing Development Loan Program; **(2)** an amendment to the City's Citizen Participation Plan to increase the amount required to trigger HUD's substantial amendment process from \$100,000 to \$500,000; and at the close of the public hearing, authorize final adoption of Reprogramming Budget No. 1 (Substantial Amendment No. 2) to the FY 2020-21 Action Plan and the amendment to the City's Citizen Participation Plan - Financing: This action has no costconsideration to the City (see Fiscal Information)

No one addressed the city council on the item.

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

Motion seconded by Councilmember Blackmon and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 24, 2021

21-0459

**MISCELLANEOUS HEARINGS**

Item PH2: A public hearing to receive comments regarding an application by TX Westmoreland 2020, Ltd. to the Texas Department of Housing and Community Affairs (TDHCA) for the 2021 4% Non-Competitive Housing Tax Credits for Westmoreland Station located at 2700 South Westmoreland Drive; and, at the close of the public hearing, authorize **(1)**a Resolution of No Objection for TX Westmoreland 2020, Ltd. or its affiliate, related to its application to TDHCA for the acquisition and new construction of improvements to be known as Westmoreland Station; and HOME Investment Partnerships Funds (HOME) and Community Development Block Grant Funds (CDBG) development loan agreements and security documents in an amount not to exceed \$3,000,000.00 in CDBG funds and \$5,000,000.00 in HOME funds with TX Westmoreland 2020, Ltd., or an affiliate thereof, and City of Dallas Housing Finance Corporation, or an affiliate thereof (DHFC), conditioned upon TX Westmoreland 2020, Ltd. receiving a 2021 4% Housing Tax Credit award, for which the DHFC shall purchase and own the land, enter into a long-term ground lease with TX Westmoreland 2020, Ltd., and take an ownership interest in TX Westmoreland 2020, Ltd. for the development of a mixed-income multifamily complex located at 2700 South Westmoreland Drive - Total not to exceed \$8,000,000.00 - Financing: HOME Funds (\$5,000,000.00) and Community Development Block Grant Funds (\$3,000,000.00)

No one addressed the city council on the item.

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

Motion seconded by Councilmember Narvaez and unanimously adopted.

MINUTES OF THE DALLAS CITY COUNCIL  
WEDNESDAY, FEBRUARY 24, 2021

EXHIBIT C