

# **City of Dallas**

*1500 Marilla Street  
Council Chambers, 6th Floor  
Dallas, Texas 75201*



## **ANNOTATED COUNCIL AGENDA**

**October 13, 2021**

**9:16 A.M. – 2:01 P.M.**

**[21-1640; HELD]**

Invocation and Pledge of Allegiance

Agenda Item/Open Microphone Speakers  
**[21-1641]**

### **VOTING AGENDA**

1. [21-1868](#) Approval of Minutes of the September 22, 2021 City Council Meeting  
**[21-1642; APPROVED]**

### **CONSENT AGENDA**

**[21-1643; APPROVED]**

#### **Budget and Management Services**

2. [21-1866](#) Authorize payment of annual membership fees and continuation of arrangements for providing specialized municipal-related services to **(1)** Gartner, Inc. in the amount of \$723,034.00; **(2)** Forrester Research, Inc. in the amount of \$559,472.57; **(3)** North Central Texas Council of Governments in the amount of \$131,461.00; **(4)** Oncor Cities Steering Committee in the amount of \$121,055.00; and **(5)** Water Research Foundation in the amount of \$413,381.22 - Total not to exceed \$1,948,403.79 - Financing: General Fund (\$252,516.00), Data Services Fund (\$1,282,506.57), and Dallas Water Utilities Fund (\$413,381.22)  
**[21-1644; APPROVED]**

#### **City Controller's Office**

3. [21-1720](#) Authorize the annual adoption of the City's Investment Policy and investment strategies regarding funds under the City's control and management - Financing: No cost consideration to the City  
**[21-1645; APPROVED]**
4. [21-1439](#) Authorize a Second Amendment to the concessionaire contract with Host International, Inc., a Dallas Love Field food and beverage concession, approved as to form by the City Attorney, in order to **(1)** exercise both one year renewal terms; and **(2)** add two extension years to the contract - Estimated Revenue: Aviation Fund \$1,657,000.00  
**[21-1646; APPROVED]**
5. [21-1444](#) Authorize a Second Amendment to the concession contract with WDFG North America, LLC, a Dallas Love Field retail concessionaire contract to **(1)** exercise both one year Renewal Terms for D Magazine, Texas Monthly News and Creative Kidstuff; and **(2)** add two extension years to the contract - Estimated Revenue: Aviation Fund \$617,000.00  
**[21-1647; APPROVED]**
6. [21-1445](#) Authorize a Third Amendment to the concession contract with Air Star-LTS/Marquis-DAL, LLC, a Dallas Love Field food and beverage concessionaire to **(1)** exercise both one year renewal terms for Chili's and **(1)** add two extension years to the contract - Estimated Revenue :Aviation Fund \$600,000.00  
**[21-1648; APPROVED]**

**CONSENT AGENDA** (continued)**City Controller's Office** (continued)

7. [21-1473](#) Authorize a Third Amendment to the concession contract with Pop FourLove Field JV, LLC, a Dallas Love Field food and beverage concessionaire to add two-year extension to the contract - Estimated Revenue: Aviation Fund \$80,408.01  
**[21-1649; APPROVED]**

**Department of Convention and Event Services**

8. [21-1836](#) An ordinance **(1)** designating a certain geographic area in the City of Dallas as "Project Financing Zone Number One, City of Dallas, Texas" and providing an expiration date for the zone; **(2)** making certain findings related thereto; **(3)** directing the City Manager to notify the Texas Comptroller of Public Accounts of the zone's creation within 30 days of its designation by City Council and request that the Comptroller deposit incremental hotel-associated tax revenues from the zone into a suspense account held in trust for the City of Dallas' financing of qualified project activities; **(4)** providing for notification to the Comptroller in the event that qualified project activities are abandoned or not commenced within five years of the initial deposit to the suspense account; and **(5)** containing other related matters - Estimated Revenue: Convention and Event Services Fund \$2,200,000,000.00 over 30 years  
**[21-1650; APPROVED; ORDINANCE 32016]**
9. [21-1837](#) An ordinance amending Chapter 42A, "Special Events; Neighborhood Markets; Dallas Farmers Market Farmers Market; Streetlight Pole Banners," of the Dallas City Code by amending Section 42A-12 to **(1)** provide an extension of the temporary parklet program; **(2)** providing a penalty not to exceed \$500.00; **(3)** providing a savings clause; **(4)** providing a severability clause; and **(5)** providing an effective date - Revenue Forgone: Convention and Event Services Fund \$15,000.00 over two months (see Fiscal Information)  
**[21-1651; APPROVED AS AMENDED; ORDINANCE 32017]**

**Department of Dallas Animal Services**

10. [21-1642](#) Authorize the **(1)** acceptance of a grant from Bissell Pet Foundation for Empty the Shelters in the amount of \$3,850.00, to be used as partial reimbursement for the adoption prep of each animal adopted during the Empty the Shelters event during the period of August 16, 2021 through August 22, 2021; **(2)** establishment of appropriations in an amount not to exceed \$3,850.00 in the Bissell Pet Foundation August 21 Empty the Shelters Fund; and **(3)** receipt and deposit of funds in an amount not to exceed \$3,850.00 in the Bissell Pet Foundation August 21 Empty the Shelters Fund - Not to exceed \$3,850.00 - Financing: Bissell Pet Foundation Grant Funds  
**[21-1652; APPROVED]**

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

11. [21-1360](#) Authorize **(1)** a conditional grant agreement with Dallas City Homes, Inc. and/or its affiliates for the purchase and installation of solar panels for the multifamily development to be located at 3115 Topeka Avenue, Dallas, Texas 75212 in the amount of \$300,000.00; and **(2)** a HOME Investment Partnership loan agreement in an amount not to exceed \$2,085,504.00 for the construction of affordable housing for the new Construction and Substantial Rehabilitation Program – Not to exceed \$2,385,504.00 - Financing: HOME Investment Partnerships Grant Fund (\$2,085,504.00) and General Fund (\$300,000.00)  
**[21-1653; APPROVED]**
12. [21-1631](#) Authorize a **(1)** preliminary adoption of Substantial Amendment No. 1 to the FY 2021-22 Action Plan for the HOME Investment Partnerships Program (HOME) to **(a)** reallocate \$976,042.15 in HOME funds balance for Tenant-Based Rental Assistance Program (TBRA) to Housing Development Program; **(b)** reduce the unit production anticipated from 150 units to 108 for TBRA; and **(c)** increase the Development Loan Program production from 32 to 47; and **(2)** a public hearing to be held on December 8, 2021, to receive comments on Substantial Amendment No. 1 to the FY 2021-22 Action Plan for HOME - Financing: No cost consideration to the City  
**[21-1654; APPROVED]**
13. [21-1614](#) Authorize an amendment to the City of Dallas Comprehensive Housing Policy, previously approved on May 9, 2018, by Resolution No. 18-0704, as amended, to amend the loan terms in the New Construction and Substantial Rehabilitation program to remove the requirement that the City may only subordinate its lien position to a private financial institution for a loan in a greater amount - Financing: No cost consideration to the City  
**[21-1655; APPROVED AS AN INDIVIDUAL ITEM]**
14. [21-1615](#) Authorize an amendment to the City of Dallas Comprehensive Housing Policy, previously approved on May 9, 2018, by Resolution No. 18-0704, as amended, to amend the terms of the Dallas Homebuyer Assistance Program (DHAP) to: **(1)** change the citizenship definition for applicants to meet the guidelines set forth by The Department of Housing and Urban Development (HUD); **(2)** remove the minimum income requirement of 60% of the Area Median Income (AMI) **(3)** remove the minimum 26% front-end loan to income ratio requirement; and **(4)** modify the Targeted Homebuyer Incentive Program to remove federal requirements when assistance is provided to homebuyers using nonfederal funds - Financing: No cost consideration to the City  
**[21-1656; APPROVED]**

**CONSENT AGENDA** (continued)**Department of Public Works**

15. [21-519](#) Authorize acquisition from Sarah Barrow Reedy, Zoe Barrow Talbert, Jean T. Clarke, Frank Barrow Reedy, Julia C. Reedy and Frank Barrow Reedy, II, of approximately 416,421 square feet of land located in Kaufman County for the Lake Tawakoni 144-inch Transmission Pipeline Project - Not to exceed \$124,412.00 (\$121,412.00, plus closing costs and title expenses not to exceed \$3,000.00) - Financing: Water Construction Fund  
**[21-1657; APPROVED]**
16. [21-1599](#) A resolution authorizing the conveyance of a tract of land containing approximately 20,413 square feet of City-owned land to the State of Texas located in Kaufman County - Revenue: Dallas Water Utilities Fund \$23,531.00  
**[21-1658; APPROVED]**
17. [21-1293](#) An ordinance abandoning a portion of an alley to City Park Associates, Ltd., the abutting owner, containing approximately 3,242 square feet of land, located near the intersection of Beaumont Street and Ervay Street; and authorizing the quit claim - Revenue: General Fund \$5,400.00, plus the \$20.00 ordinance publication fee  
**[21-1659; APPROVED; ORDINANCE 32018]**
18. [21-1489](#) An ordinance abandoning a portion of a floodway easement to The Hockaday School, the abutting owner, containing approximately 75,584 square feet of land, located near the intersection of Forest Lane and Welch Road; and providing for the dedication of approximately 70,039 square feet of land needed for a drainage easement - Revenue: General Fund \$5,400.00, plus the \$20.00 ordinance publication fee  
**[21-1660; APPROVED; ORDINANCE 32019]**

**Library**

19. [21-1867](#) An ordinance amending Chapter 24, "Library," of the Dallas City Code, by amending Sec.24-3; providing that all students or teachers at any educational institution located in the city are exempt from nonresident user fees - Financing: No cost consideration to the City  
**[21-1661; APPROVED; ORDINANCE 32020]**

**Office of Economic Development**

20. [21-1649](#) Authorize **(1)** the transfer of \$500,000.00 from the Grand Park South TIF District Fund to the Transportation Special Projects Fund to implement a public street lighting improvement project in Tax Increment Financing Reinvestment Zone Number Thirteen (Grand Park South TIF District); **(2)** an increase in appropriations in an amount not to exceed \$500,000.00 in the Transportation Special Projects Fund; and **(3)** the disbursement of funds in an amount not to exceed \$500,000.00 from the Transportation Special Projects Fund - Not to exceed \$500,000.00 - Financing: Grand Park South TIF District Fund  
**[21-1662; APPROVED]**

**CONSENT AGENDA** (continued)**Office of Government Affairs**

21. [21-1206](#) Authorize a personal services contract with Hector Alcalde for federal legislative services regarding water resources and flood control for the period November 1, 2021 through October 31, 2022 - Not to exceed \$53,400.00 - Financing: General Fund  
**[21-1663; APPROVED]**
22. [21-1207](#) Authorize a personal services contract with Paul Schlesinger for federal legislative services for the period November 1, 2021 through October 31, 2022 - Not to exceed \$31,600.00 - Financing: General Fund  
**[21-1664; APPROVED]**
23. [21-1861](#) Authorize a personal services contract with Kwame Walker & Associates for state legislative and information services for the period November 1, 2021 through October 31, 2022 - Not to exceed \$70,000.00 - Financing: General Fund  
**[21-1665; APPROVED]**
24. [21-1862](#) Authorize a personal services contract with Campos Consulting Group for state legislative and information services for the period November 1, 2021 through October 31, 2022 - Not to exceed \$60,000.00 - Financing: General Fund  
**[21-1666; APPROVED]**
25. [21-1863](#) Authorize a personal services contract with Randy C. Cain for state legislative and information services for the period November 1, 2021 through October 31, 2022 - Not to exceed \$71,000.00 - Financing: General Fund  
**[21-1667; APPROVED]**
26. [21-1205](#) Authorize a professional services contract with CapitalEdge Strategies, LLC to provide federal legislative services to the City for the period November 1, 2021 through October 31, 2022 - Not to exceed \$160,000.00 - Financing: General Fund  
**[21-1668; APPROVED]**
27. [21-1864](#) A resolution to approve an easement to DART for construction, operation, and maintenance of the Silver Line at DFW Airport, as set forth in DFW Airport Board Resolution 2021-08-156 - Financing: No cost consideration to the City  
**[21-1669; APPROVED]**
28. [21-1865](#) A resolution to approve an easement to the City of Fort Worth for the installation, operation, and maintenance of a reclaimed water flush line at DFW Airport as set forth in DFW Airport Board Resolution 2017-04-089 - Financing: No cost consideration to the City  
**[21-1670; APPROVED]**

**CONSENT AGENDA** (continued)**Office of Homeless Solutions**

29. [21-1738](#) Authorize an Interlocal Agreement with Dallas County on behalf of Dallas County Health and Human Services in an amount not to exceed \$2,344,315.00 to provide scattered site housing assistance for persons with HIV/AIDS for the period October 1, 2021 through September 30, 2022, which will include a twelve-month extension for expenditure of HOPWA CARES Act funds made available under the prior year Interlocal Agreement, from September 30, 2021 to September 30, 2022 - Not to exceed \$2,344,315.00 - Financing: 2020-21 Housing Opportunities for Persons with AIDS Grant Fund (\$943,332.00), 2021-22 Housing Opportunities for Persons with AIDS Grant Fund (\$1,330,018.00), and 2020 CARES Act Relief HOPWA #1 Grant Fund (\$70,965.00)  
**[21-1671; APPROVED]**
30. [21-1744](#) Authorize the second of two, twelve-month renewal options to the contract with Health Services of North Texas, Inc. in the amount of \$648,084.00 to provide scattered site housing assistance for persons with HIV/AIDS for the period October 1, 2021 through September 30, 2022 - Not to exceed \$648,084.00, from \$1,323,529.00 to \$1,971,613.00 - Financing: 2021-22 Housing Opportunities for Persons with AIDS Grant Fund  
**[21-1672; APPROVED]**
31. [21-1747](#) Authorize the second of two, twelve-month renewal options to the contract with Legacy Counseling Center, Inc. in the amount of \$210,000.00 to provide facility based housing assistance and supportive services for persons with HIV/AIDS for the period October 1, 2021 through September 30, 2022 - Not to exceed \$210,000.00, from \$450,500.00 to \$660,500.00 - Financing: 2021-22 Housing Opportunities for Persons with AIDS Grant Fund  
**[21-1673; APPROVED]**
32. [21-1748](#) Authorize the second of two, twelve-month renewal options to the service contract with Legacy Counseling Center, Inc. in the amount of \$159,935.00, to provide housing information services and resource identification for persons with HIV/AIDS for the period of October 1, 2021 through September 30, 2022 - Not to exceed \$159,935.00, from \$319,870.00 to \$479,805.00 - Financing: 2020-21 Housing Opportunities for Persons with AIDS Grant Fund (\$27,748.00) and 2021-22 Housing Opportunities for Persons with AIDS Grant Fund (\$132,187.00)  
**[21-1674; APPROVED]**
33. [21-1749](#) Authorize the second of two, twelve-month renewal options to the contract with Legacy Counseling Center, Inc. in the amount of \$564,200.00 to provide master leasing including supportive services and emergency vouchers for homeless persons with HIV/AIDS for the period October 1, 2021 through September 30, 2022, which includes a twelve-month extension for expenditure of HOPWA CARES Act Funds under the contract, from September 30, 2021 to September 30, 2022 - Not to exceed \$564,200.00, from \$1,210,343.00 to \$1,774,543.00 - Financing: 2021-22 Housing Opportunities for Persons with AIDS Grant Fund  
**[21-1675; APPROVED]**

**CONSENT AGENDA** (continued)**Office of Homeless Solutions** (continued)

34. [21-1751](#) Authorize the second of two, twelve-month renewal options to the contract with Open Arms, Inc. dba Bryan's House in the amount of \$100,000.00 to provide child care services for persons with HIV/AIDS for the period October 1, 2021 through September 30, 2022 - Not to exceed \$100,000.00, from \$200,000.00 to \$300,000.00 - Financing: 2020-21 Housing Opportunities for Persons with AIDS Grant Fund  
**[21-1676; APPROVED]**
35. [21-1752](#) Authorize the second of two, twelve-month renewal options to the contract with PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas in the amount of \$1,636,500.00 to provide facility based housing assistance and master leasing with supportive services for persons with HIV/AIDS for the period October 1, 2021 through September 30, 2022, which includes a twelve-month extension for expenditure of HOPWA CARES Act funds under the contract from September 30, 2021 to September 30, 2022 - Not to exceed \$1,636,500.00, from \$3,510,683.00 to \$5,147,183.00 - Financing: 2020-21 Housing Opportunities for Persons with AIDS Grant Funds (\$293,723.00) and 2021-22 Housing Opportunities for Persons with AIDS Grant Funds (\$1,342,777.00)  
**[21-1677; APPROVED]**

**Office of Procurement Services**

36. [21-1784](#) Authorize a one-year cooperative purchasing agreement for the purchase of waste and recycling collection roll carts and parts for the Department of Sanitation Services - Toter, LLC through the Omnia Partners cooperative agreement- Estimated amount of \$1,599,301 - Financing: Sanitation Operation Fund  
**[21-1678; APPROVED]**
37. [21-1786](#) Authorize a three-year master agreement for the purchase of liquid dipotassium orthophosphate solution for the Water Utilities Department - Carus LLC, lowest responsible bidder of three - Estimated amount of \$9,451,680 - Financing: Dallas Water Utilities Fund  
**[21-1679; APPROVED]**
38. [21-1779](#) Authorize a three-year service contract, with two one-year renewal options, for third-party administrator services for the City's Property Assessed Clean Energy Program for the Office of Economic Development - Texas Property Assessed Clean Energy Authority dba Texas PACE Authority, only proposer - Financing: No cost consideration to the City  
**[21-1680; APPROVED]**

**CONSENT AGENDA** (continued)**Office of Procurement Services** (continued)

39. [21-1817](#) Authorize a three-year service price agreement for pumps, pump parts, repairs, and overhaul services - Anytime Pump Service Company dba CIE in the estimated amount of \$7,138,350 and Allen's Electric Motor Service, Inc. in the estimated amount of \$1,800,738, lowest responsible bidders of six - Total estimated amount of \$8,939,088 - Financing: General Fund (\$1,349,800), Water Utilities Fund (\$6,768,885), and Stormwater Drainage Management Operations Fund (\$820,403)  
**[21-1681; APPROVED]**
40. [21-1785](#) Authorize a three-year service price agreement for annual licensing, maintenance, and training for an emergency priority dispatch software system for the Fire-Rescue Department - Medical Priority Consultants, Inc. dba Priority Dispatch Corp., sole source - Estimated amount of \$110,091 - Financing: General Fund  
**[21-1682; APPROVED]**
41. [21-1778](#) Authorize a three-year service price agreement for waste collection, disposal, and container rental services at various City facilities for the Department of Sanitation Services - Premier Waste Services LLC dba Moore Waste and Recycling Services, lowest responsible bidder of four - Estimated amount of \$4,997,592 - Financing: Sanitation Operation Fund  
**[21-1683; APPROVED]**
42. [21-1781](#) Authorize a five-year service price agreement for repair, cleaning, and advanced inspection of structural and proximity protective firefighting gear for the Fire-Rescue Department - Lion Totalcare, Inc., lowest responsible bidder of two - Estimated amount of \$3,307,568 - Financing: General Fund  
**[21-1684; APPROVED]**
43. [21-1783](#) Authorize the purchase of up to eight enclosed mobile heating, ventilation, and air conditioning trailer units for the Office of Emergency Management - RushCo Energy Specialists, Inc. in the amount of \$300,073.04 and Western Shelter Systems in the amount of \$98,875.28, lowest responsible bidder of two - Not to exceed \$398,948.32 - Financing: 2019 Homeland Security-Urban Area Security Initiative 19-21 Fund  
**[21-1685; APPROVED]**

**Park & Recreation Department**

44. [21-1766](#) Authorize a design and development agreement with The Trust for Public Land for the design and construction of Woody Branch Park located at 4900 South R.L. Thornton Freeway - Financing: This item has no cost consideration to the City (see Fiscal Information)  
**[21-1686; APPROVED AS AMENDED]**

**CONSENT AGENDA** (continued)**Park & Recreation Department** (continued)

45. [21-1718](#) Authorize the professional services contract with Freese and Nichols, Inc. for pedestrian bridges condition assessments; performing routine inspections; developing standard inspection reports; creating ArcGIS online database; and developing spatial data for the 123 pedestrian bridges under the Park & Recreation Department - Not to exceed \$201,980.00 - Financing: General Fund **[21-1687; APPROVED]**
46. [21-1891](#) Authorize execution of a revised Advanced Funding Agreement (AFA) with the Texas Department of Transportation (TxDOT) (TxDOT Agreement No. CSJ 0196-07-034), for the Woodall Rodgers Park Deck Plaza Extension Structure on-system from west of Akard Street to St. Paul Street to provide for a \$1,700,000.00 increase in the City's previously authorized construction costs allocation (Resolution No. 21-1134) from \$7,900,000 to \$9,600,000 from Park and Recreation Facilities (B) Fund- Total amount of \$1,700,000.00 - Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund) **[21-1688; APPROVED]**

**Police Department**

47. [21-1706](#) Authorize **(1)** an application for and acceptance of the Comprehensive Selective Traffic Enforcement Program (STEP) Grant (Grant No. 2022-Dallas-S-1YG-00027, CFDA No. 20.600) from the U.S. Department of Transportation passed through the Texas Department of Transportation in the amount of \$796,541.00, for travel expenses and overtime reimbursement for the period October 1, 2021 through September 30, 2022; **(2)** the establishment of appropriations in the amount of \$796,541.00, in the Comprehensive Selective Traffic Enforcement Program-STEP FY22 Fund; **(3)** the receipt and deposit of grant funds in the amount of \$796,541.00 in the Comprehensive Selective Traffic Enforcement Program-STEP FY22 Fund; **(4)** a local cash match in the amount of \$220,451.15; and **(5)** execution of the grant agreement and all terms, conditions, and documents required by the agreement - Total amount of \$1,016,992.15 - Financing: Texas Department of Transportation Grant Funds (\$796,541.00) and General Fund (\$220,451.15) (subject to appropriations) **[21-1689; APPROVED]**

**Water Utilities Department**

48. [21-1278](#) Authorize a professional services contract with Brown Reynolds Watford Architects, Inc. to provide architectural and engineering services for multiple Dallas Water Utilities' facilities throughout the City - Not to exceed \$2,956,045.00 - Financing: Water Capital Improvement F Fund (\$1,302,524.00), Wastewater Construction Fund (\$828,355.50), and Stormwater Drainage Management Fund (\$825,165.50) **[21-1690; APPROVED]**

**CONSENT AGENDA** (continued)**Water Utilities Department** (continued)

49. [21-1374](#) Authorize a construction services contract for the installation of water and wastewater main improvements at 20 locations (list attached to the Agenda Information Sheet) - Ark Contracting Services, LLC, lowest responsible bidder of five - Not to exceed \$13,892,600.00 - Financing: Wastewater (Clean Water) - 2020 TWDB Fund (\$5,632,876.98), Water (Drinking Water) - TWDB 2020 Fund (\$5,145,237.05), Wastewater (Clean Water) - 2021 TWDB Fund (\$1,834,213.02), Water (Drinking Water) - TWDB 2018 Fund (\$780,272.95), and Water (Drinking Water) - TWDB 2019 Fund (\$500,000.00)  
**[21-1691; APPROVED]**
50. [21-1684](#) Authorize an increase in the construction services contract with Stoic Civil Construction, Inc. for emergency work at the pedestrian bridge over White Rock Creek in RP Brooks Park - Not to exceed \$170,064.00, from \$4,522,689.50 to \$4,692,753.50 - Financing: General Fund  
**[21-1692; APPROVED]**

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

51. [21-1869](#) 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)  
**[21-1693; INDIVIDUAL; FULL COUNCIL AND OFFICER APPOINTMENTS MADE TO BOARDS AND COMMISSION]**

**Department of Housing and Neighborhood Revitalization**

52. [21-1799](#) ~~Authorize an amendment to the City of Dallas Comprehensive Housing Policy, as amended, to allow the City to provide targeted financial support for the development of non-income restricted housing units that provides consideration for such development and meets a public purpose - Financing: No cost consideration to the City~~  
**[21-1694; DELETED]**
53. [21-1796](#) ~~Authorize the execution of a conditional grant agreement with WPC Acquisition, Inc., a subsidiary of the Willow Corporation, Inc. (Developer), or an affiliate thereof, in an amount not to exceed \$1,550,000.00 in 2017 Proposition I Bond Funds for public infrastructure and construction costs related to the development of up to 156 market-rate single-family homes, and the dedication of 3.7 acres of land for the development of a park Not to exceed \$1,550,000.00 - Financing: ECO (I) Fund (2017 General Obligation Bond Fund)~~  
**[21-1695; DELETED]**

**ITEMS FOR INDIVIDUAL CONSIDERATION** (continued)**Office of Economic Development**

54. [21-1856](#) Authorize **(1)** designating approximately 5.4 acres of property addressed as 1823 North Hall Street, located at the northwest corner of North Hall Street and Flora Street in Dallas, Texas, as City of Dallas Neighborhood Empowerment Zone No. 19 ("City of Dallas NEZ No. 19"), pursuant to Chapter 378 of the Texas Local Government Code, to promote the creation of affordable housing and an increase in economic development in the zone, establish the boundaries of the zone, and provide for an effective date; and **(2)** a real property tax abatement agreement with SEK Hall Street, LLC or an affiliate thereof ("SEK Hall Street") for a period of ten years in an amount equal to the City's taxes assessed on 90 percent of the increased taxable value of real property in conjunction with a new mixed-income and mixed-use development project (the "One City View Project") to be situated on approximately 5.4 acres at 1823 North Hall Street (the "Property") in City of Dallas NEZ No. 19, in accordance with the City's Public/Private Partnership Program - Estimated Revenue Foregone: \$3,892,504.00 over a ten-year period  
**[21-1696; DEFERRED TO OCTOBER 27, 2021 BY COUNCILMEMBER RIDLEY]**

**Office of Historic Preservation**

55. [21-1832](#) Authorize a historic preservation tax exemption for the Texas Theater located at 231 West Jefferson Avenue - Revenue Foregone: \$132,039.00  
**[21-1697; APPROVED]**

**ADDITIONS:**

Closed Session  
**[21-1698; HELD]**

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

-Legal issues related to a claim for breach of the police and fire meet and confer agreement.  
**[BRIEFED]**

**PUBLIC HEARINGS AND RELATED ACTIONS****Department of Planning and Urban Design**

ZONING CASES – CONSENT  
**[21-1699; APPROVED]**

- Z1. [21-1844](#) A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 1015 for MF-2(A) Multifamily District uses and a public school other than an open-enrollment charter school, on the west line of Bonnie View Road, north of Morrell Avenue  
Recommendation of Staff and CPC: Approval, subject to conditions  
Z201-265(LG)  
**[21-1700; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 32021]**

**PUBLIC HEARINGS AND RELATED ACTIONS** (continued)**Department of Planning and Urban Design** (continued)**ZONING CASES – CONSENT** (continued)

- Z2. [21-1846](#) A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2211 for a bar, lounge or tavern use and an inside commercial amusement limited to a live music venue on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, at the southeast corner of Commerce Street and Murray Street  
Recommendation of Staff and CPC: Approval for a three-year period, subject to conditions  
Z201-266(OA)  
**[21-1701; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 32022]**
- Z3. [21-1847](#) A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 324, Tract II, on property zoned Planned Development District No. 324, Tract II, on the southeast corner of Scurry Street and North Carroll Avenue  
Recommendation of Staff and CPC: Approval, subject to a revised development plan and conditions  
Z201-271(LG)  
**[21-1702; HEARING CLOSED; APPROVED AS AMENDED; ORDINANCE 32023]**
- Z4. [21-1849](#) A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2353 for an auto service center use on property zoned Subdistrict 1A within Planned Development District No. 621, the Old Trinity and Design District, at the northwest corner of North Riverfront Boulevard and Pittsburg Street  
Recommendation of Staff and CPC: Approval for a three-year period, subject to a revised site plan and conditions  
Z201-272(OA)  
**[21-1703; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 32024]**
- Z5. [21-1850](#) A public hearing to receive comments regarding an application for and an ordinance granting an R-5(A) Single Family District on property zoned CR Community Retail District, at the southwest corner of Bayside Street and Ladd Street  
Recommendation of Staff and CPC: Approval  
Z201-275(LG)  
**[21-1704; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 32025]**

**PUBLIC HEARINGS AND RELATED ACTIONS** (continued)**Department of Planning and Urban Design** (continued)**ZONING CASES – INDIVIDUAL**

- Z6. [21-1852](#) A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for single family uses on property zoned R-7.5(A) Single Family District, at the southwest corner of Highland Road and Barbaree Boulevard  
Recommendation of Staff and CPC: Approval, subject to a conceptual plan, landscape plan, and conditions  
Z201-214(LG)  
**[21-1705; HEARING OPEN; DEFERRED TO OCTOBER 27, 2021 BY COUNCILMEMBER BAZALDUA]**
- Z7. [21-1853](#) A public hearing to receive comments regarding an application for and **(1)** 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 Subarea 2A within Planned Development District No. 366, the Buckner Boulevard Special Purpose District with a D-1 Liquor Control Overlay; and **(2)** a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District, at the northeast corner of SouthBuckner Boulevard and Elam Road  
Recommendation of Staff and CPC: Approval of a Specific Use Permit for a two-year period, subject to a site plan and conditions; and denial of a CR Community Retail District with deed restrictions volunteered by the applicant  
Z201-218(RM)  
**[21-1706; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 32026]**
- Z8. [21-1854](#) A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for vehicle or engine repair or maintenance use on property zoned Planned Development District No . 534, the C.F. Hawn Special Purpose District No. 2, Subdistrict 1 with D-1 Liquor Control Overlay, at the northeast corner of San Marino Avenueand Turin Avenue  
Recommendation of Staff and CPC: Approval for a three-year period, subject to a site plan and conditions  
Z201-244(LG)  
**[21-1707; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 32027]**
- Z9. [21-1855](#) A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1755 for two attached projecting non-premise district activity videoboard signs on property zoned Planned Development District No. 619, on the south line of Elm Street, west of North Akard Street  
Recommendation of Staff and CPC: Approval for a six-year period, subject to conditions  
Z201-268(KC)  
**[21-1708; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 32028]**

**PUBLIC HEARINGS AND RELATED ACTIONS** (continued)**Department of Planning and Urban Design** (continued)**ZONING CASES – INDIVIDUAL** (continued)

- Z10. [21-1857](#) A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1788 for an attached projecting non-premise district activity videoboard sign on property zoned Planned Development District No. 619, with H/36 Adolphus Historic District Overlay, on the south line of Main Street, east of South Field Street  
Recommendation of Staff and CPC: Approval for a six-year period, subject to conditions  
Z201-269(KC)  
**[21-1709; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 32029]**
- Z11. [21-1858](#) A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 472 for a college, university, or seminary to be used as a junior college on property zoned R-7.5(A) Single Family District, at the southeast corner of Keeneland Parkway and Duncanville Road  
Recommendation of Staff and CPC: Approval, subject to a revised site plan and conditions  
Z201-274(LG)  
**[21-1710; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 32030]**

**THOROUGHFARE PLAN AMENDMENTS****Department of Transportation**

- PH1. [21-1622](#) A public hearing to receive comments to amend the City of Dallas Central Business District Streets and Vehicular Circulation Plan to change the right-of-way and pavement width on Park Avenue between Young Street and Marilla Street from 50 feet of right-of-way and 25 feet of pavement to 48 feet of right-of-way and 26 feet of pavement; and, at the close of the public hearing, authorize an ordinance implementing the change - Financing: No cost consideration to the City  
**[21-1711; HEARING CLOSED; DENIED BY COUNCILMEMBER MORENO]**
- PH2. [21-1623](#) A public hearing to receive comments to amend the City of Dallas Thoroughfare Plan to **(1)** delete Cleveland Road between Dallas City Limits and Unnamed SE3 from the Thoroughfare Plan; and **(2)** change Cleveland Road between Unnamed SE3 BNSF Railroad tracks from a standard six-lane divided roadway (S-6-D) in 107 feet of right-of-way to a special four-lane undivided roadway (SPCL 4U) in 80 feet of right-of-way; and, at the close of the public hearing, authorize an ordinance implementing the change - Financing: No cost consideration to the City  
**[21-1712; HEARING CLOSED; APPROVED; ORDINANCE 32031]**

**PUBLIC HEARINGS AND RELATED ACTIONS** (continued)**FLOODPLAIN APPLICATIONS****Water Utilities Department**

- PH3. [21-1696](#) A public hearing to receive comments regarding the application for and approval of the fill permit and removal of the floodplain (FP) prefix from approximately 2.1 acres of the current 13.0 acres of floodplain located at 8700 Military Parkway, within the floodplain of Prairie Creek, Fill Permit 21-01 - Financing: No cost consideration to the City  
**[21-1713; HEARING CLOSED; APPROVED]**

**MISCELLANEOUS HEARINGS****Department of Planning and Urban Design**

- PH4. [21-1859](#) An appeal of the City Plan Commission's decision to deny a minor amendment to an existing development plan on property zoned Planned Development District No. 578, on the south line of Forest Lane, between Inwood Parkway and Welch Road - M201-027 - Financing: No cost consideration to the City  
**[21-1714; HEARING CLOSED; CPC DECISION REVERSED BY COUNCILMEMBER WILLIS]**