

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, MAY 22, 2024

24-0750

VOTING AGENDA MEETING
DALLAS CITY HALL, COUNCIL CHAMBER/VIDEO CONFERENCE
MAYOR ERIC JOHNSON, PRESIDING

PRESENT: [15] Johnson, Atkins, Arnold (**9:31 a.m.), West (**9:34 a.m.), Moreno, Gracey, Resendez, Narvaez (**9:47 a.m.), Bazaldua, Blackmon, Stewart, Schultz, Mendelsohn, Willis, Ridley

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 Councilmember Zarin Gracey.

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 11:03 a.m. and reconvened at 1:24 p.m.

After all business properly brought before the city council had been considered, the city council adjourned at 2:15 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.**

****Note: Indicates arrival time after meeting called to order/reconvened**

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, MAY 22, 2024

EXHIBIT A

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, MAY 22, 2024

EXHIBIT B

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 22, 2024

24-0751

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: David Hill, 8315 Moorcroft Dr.
SUBJECT: DPD morale boost

SPEAKER: Michael Simmons, 2515 Lawrence St.
SUBJECT: Corruption in our Constitution

SPEAKER: William Hopkins, 1207 Hendricks Ave. (handout provided)
SUBJECT: FBI in West Dallas

SPEAKER: Jason Killmeyer, 2500 McKinney Ave.
SUBJECT: City Manager search

SPEAKER: Reggie Ruffin, 2703 Exeter Ave.
SUBJECT: Absentee accountability/abuse of power

Councilmember Bazaldua moved to suspend the City Council Rules of Procedure [Sec. 6.3(f)] to allow the remaining registered individuals an opportunity to address the city council; there was no objection voiced by the city council.

OPEN MICROPHONE – BEGINNING OF MEETING: (continued)

SPEAKER: Kandi Duplantis, 5202 Harbor Town Dr.
SUBJECT: Homeless solutions

SPEAKER: Deloris Phillips, 620 W. Westchester Pkwy., Grand Prairie, TX
(handout provided)
SUBJECT: Depravity of truth/open quid pro quo/RICO

SPEAKER: Lith Nasif, 11500 Lago Vista E, Farmers Branch, TX
(handout provided/visual presentation)
SUBJECT: Supporting Israel

SPEAKER: Mike Hook, Not Provided
SUBJECT: Ranked Choice Voting

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

24-0751

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OPEN MICROPHONE – BEGINNING OF MEETING: (continued)

SPEAKER: Curtis McWilliams, 4805 McKinney Ave.

SUBJECT: Homelessness

OPEN MICROPHONE – END OF MEETING:

There were no speakers under this category.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 22, 2024

24-0752

Item 1: Approval of Minutes of the May 8, 2024 City Council Meeting

Councilmember Schultz moved to adopt the minutes as presented.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 22, 2024

24-0753

CONSENT AGENDA

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

Annie Evans, 2610 Martin Luther King Jr. Blvd., representing SouthFair Community Development Corp. [Agenda Item 13]

Alison Katz, Not Provided, representing buildingcommunityWORKSHOP [Agenda Item 13]

Maura Schreier-Fleming, 7028 Judi St. [Agenda Item 20]

Stephanie Hudiburg, 6207 Bryan Pkwy., representing Deep Ellum Foundation [Agenda Item 23]

Jonathon Hetzel, 2622 Commerce St., representing Deep Ellum Foundation [Agenda Item 23]

The consent agenda consisted of consent agenda items 2-46.

Councilmember Moreno requested consent agenda item 7 be considered as an individual item later in the meeting; there was no objection voiced by the city council.

Councilmember Schultz requested consent agenda item 11 be considered as an individual item later in the meeting; there was no objection voiced by the city council.

Councilmember Mendelsohn requested consent agenda item 15 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 2-6, 8-10, 12-14 and 16-46 was presented for consideration.

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

Motion seconded by Councilmember West and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 22, 2024

24-0754

Item 2: An ordinance denying rates as requested by Atmos Energy Corporation Mid-Tex Division provided pursuant to its January 12, 2024 Dallas Annual Rate Review filing and setting rates as recommended by the City Manager - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 32732

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 22, 2024

24-0755

Item 3: Authorize Supplemental Agreement No. 1 to the professional services contract with Benzon Aviation Consulting, LLC to continue to assist the City of Dallas with developing and implementing strategies to address the airline use and lease agreements at Dallas Love Field Airport, and to lead negotiations with airlines at Dallas Love Field - Not to exceed \$200,000.00, from \$100,000.00 to \$300,000.00 - Financing: Aviation Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 22, 2024

24-0756

Item 4: Authorize Supplemental Agreement No. 2 to the professional services contract with Fanning Harper Martinson Brandt & Kutchin, P.C. for continued legal counsel, advice, and representation for Dallas Police Department Police Officer Esteban Montenegro in connection with the lawsuit styled Bryan Riser v. Esteban Montenegro, Civil Action No. 3:22-CV-1014-K - Not to exceed \$80,000.00, from \$100,000.00 to \$180,000.00 - Financing: Liability Reserve Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 22, 2024

24-0757

Item 5: Authorize Supplemental Agreement No. 2 to the professional services contract with Kaplan Kirsch & Rockwell, L.L.P. for additional legal services to the City of Dallas in connection with the process, strategy, and negotiations for Love Field airline gate leases - Not to exceed \$500,000.00, from \$300,000.00 to \$800,000.00 - Financing: Aviation Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 22, 2024

24-0758

Item 6: Authorize a five-year cooperative purchasing agreement for air tower maintenance and repairs with DBT Transportation Services, LLC through an interlocal agreement with the City of Grand Prairie - Not to exceed \$347,500.00 - Financing: Aviation Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 22, 2024

24-0759

Item 7: Authorize a three-year service contract with two one-year renewal options for permitting software licenses and services for the Convention and Event Services Department's Office of Special Events with Event Approvals, Inc. - Not to exceed \$142,500.00 - Financing: Convention and Event Services Fund (subject to annual appropriations)

Councilmember Moreno 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 Moreno moved to defer the item to the June 12, 2024 voting agenda meeting of the city council.

Motion seconded by Councilmember Narvaez and unanimously deferred.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 22, 2024

24-0760

Item 8: Authorize **(1)** the approval of the City Council of the City of Dallas, to act as the applicable elected representative, as defined by Section 147(f)(2)(E) of the Internal Revenue Code of 1986, as amended (Code), of the issuance of multifamily residential mortgage revenue bonds (Bonds) issued by the City of Dallas Housing Finance Corporation (DHFC or Issuer) in one or more series of tax-exempt bonds in an amount not to exceed \$22,500,000.00; proceeds of the Bonds will be loaned to DevCo. LLC or its affiliate, Mondello Apartments, LLC (collectively referred to as Borrower) to finance a portion of the cost of the renovation of units for an affordable multifamily complex to be known as The Mondello and located at 2000 Highland Road, Dallas, Texas, ~~75288~~ [75228](#) (Development); and **(2)** the approval of the application of the Texas Housing Finance Corporations Act, Chapter 394, Local Government Code (Act), to the property on which the Development will be constructed and the use of proceeds of the bonds issued by the DHFC pursuant to the Act to finance and construct the Development; a public hearing with respect to the Bonds and the Development was held on April 18, 2024 after reasonable public notice was published in a newspaper of general circulation in the City of Dallas all in compliance with Section 147(f) of the Code - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 22, 2024

24-0761

Item 9: Authorize **(1)** the approval of the City Council of the City of Dallas, to act as the applicable elected representative, as defined by Section 147(f)(2)(E) of the Internal Revenue Code of 1986, as amended (Code), of the issuance of multifamily residential mortgage revenue bonds (Bonds) issued by the City of Dallas Housing Finance Corporation (DHFC or Issuer) in one or more series of tax-exempt bonds in an amount not to exceed \$30,000,000.00; proceeds of the Bonds will be loaned to Generation Housing Partners, LLC or its affiliates, TX Tenison 2024, Ltd., (collectively referred to as the Borrower) to finance a portion of the cost of the renovation of units for an affordable multifamily complex to be known as Tenison Lofts and located at 3500-3632 Samuell Boulevard, Dallas, Texas, 75223 (Development); and **(2)** the approval of the application of the Texas Housing Finance Corporations Act, Chapter 394, Local Government Code (Act), to the property on which the Development will be constructed and the use of proceeds of the bonds issued by the DHFC pursuant to the Act to finance and construct the Development; a public hearing with respect to the Bonds and the Development was held on April 18, 2024 after reasonable public notice was published in a newspaper of general circulation in the City of Dallas all in compliance with Section 147(f) of the Code - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 22, 2024

24-0762

Item 10: Authorize **(1)** the approval of the City Council of the City of Dallas, to act as the applicable elected representative, as defined by Section 147(f)(2)(E) of the Internal Revenue Code of 1986, as amended (Code), of the issuance of multifamily residential mortgage revenue bonds (Bonds) issued by the City of Dallas Housing Finance Corporation in one or more series of tax-exempt bonds in an amount not to exceed \$35,000,000.00; proceeds of the Bonds will be loaned to Generation Housing Partners, LLC or its affiliate, TX Illinois 2024, Ltd. (collectively referred to as Borrower) to finance a portion of the cost of the renovation of units for an affordable multifamily complex to be known as Hi Line Illinois and located at 4710 West Illinois Avenue, Dallas, Texas, 75211 (Development); and **(2)** the approval of the application of the Texas Housing Finance Corporations Act, Chapter 394, Local Government Code (Act), to the property on which the Development will be constructed and the use of proceeds of the bonds issued by the DHFC pursuant to the Act to finance and construct the Development; a public hearing with respect to the Bonds and the Development was held on April 18, 2024 after reasonable public notice was published in a newspaper of general circulation in the City of Dallas all in compliance with Section 147(f) of the Code - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 22, 2024

24-0763

Item 11: Authorize **(1)** the approval of the City Council of the City of Dallas, to act as the applicable elected representative, as defined by Section 147(f)(2)(E) of the Internal Revenue Code of 1986, as amended (Code), of the issuance of multifamily residential mortgage revenue bonds (Bonds) issued by the City of Dallas Housing Finance Corporation (DHFC or Issuer) in one or more series of tax-exempt bonds in an amount not to exceed \$31,000,000.00; proceeds of the Bonds will be loaned April Housing, or its affiliate, 13695 Goldmark Drive (TX) Owner, LP (collectively referred to as Borrower) to finance a portion of the cost of the renovation of units for an affordable multifamily complex to be known as Waterford at Goldmark and located at 13695 Goldmark Drive, Dallas, Texas, 75240 (Development); and **(2)** the approval of the application of the Texas Housing Finance Corporations Act, Chapter 394, Local Government Code (Act), to the property on which the Development will be constructed and the use of proceeds of the bonds issued by the DHFC pursuant to the Act to finance and construct the Development; a public hearing with respect to the Bonds and the Development was held on April 18, 2024 after reasonable public notice was published in a newspaper of general circulation in the City of Dallas all in compliance with Section 147(f) of the Code - Financing: No cost consideration to the City

Councilmember Schultz 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 Schultz moved to defer the item to the June 12, 2024 voting agenda meeting of the city council.

Motion seconded by Councilmember Narvaez and unanimously deferred.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 22, 2024

24-0764

Item 12: Authorize **(1)** the approval of the City Council of the City of Dallas, to act as the applicable elected representative, as defined by Section 147(f)(2) (E) of the Internal Revenue Code of 1986, as amended (Code), of the issuance of multifamily residential mortgage revenue bonds (Bonds) issued by the City of Dallas Housing Finance Corporation (DHFC or Issuer) in one or more series of tax-exempt bonds in an amount not to exceed \$32,000,000.00; proceeds of the Bonds will be loaned to April Housing, or its affiliate, 8004 West Virginia Drive (TX) Owner, LP (collectively referred to as Borrower) to finance a portion of the cost of the renovation of units for an affordable multifamily complex to be known as West Virginia Apartments and located at 8004 West Virginia Drive, Dallas, Texas, 75237 (Development); and **(2)** the approval of the application of the Texas Housing Finance Corporations Act, Chapter 394, Local Government Code (Act), to the property on which the Development will be constructed and the use of proceeds of the bonds issued by the DHFC pursuant to the Act to finance and construct the Development; a public hearing with respect to the Bonds and the Development was held on April 18, 2024 after reasonable public notice was published in a newspaper of general circulation in the City of Dallas all in compliance with Section 147(f) of the Code - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 22, 2024

24-0765

Item 13: Authorize **(1)** the sale of one vacant Land Transfer Program lot to Southfair Community Development Corporation and/or its affiliates, a Qualified Participating Developer under the Land Transfer Program (“Developer”) for the construction of up to two to three affordable housing units subject to restrictive covenants, a right of reverter, and execution and recording of all necessary documents, pursuant to the City’s Land Transfer Program; **(2)** the release of all non-tax City liens, notices or orders that were filed on the one Land Transfer Program lot prior or subsequent to the deeds transferring the lot the City of Dallas; and **(3)** execution of a development agreement with Developer for the construction of up to two to three homeownership townhome units on the Land Transfer Program lot - Estimated Revenue: General Fund \$1,972.28 (see Fiscal Information)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 22, 2024

24-0766

Item 14: Authorize **(1)** the City Manager to negotiate and execute a development loan agreement and security documents with TX Tenison 2023, Ltd., an affiliate of Generation Housing Partners, LLC (together, the Applicant) in an amount not to exceed \$6,500,000.00 in Community Development Block Grant Disaster Recovery Funds (CDBG-DR), conditioned upon Applicant, or the entity named by the award, receiving 2023 4% Housing Tax Credit award or other funding source subject to approval of the City for the development of the Tenison Lofts at Samuell Grand, a 164-unit mixed-income affordable multifamily complex to be located at 3500-3632 Samuell Boulevard Dallas, Texas 75223 (Project); **(2)** the City Manager to negotiate and execute a development loan agreement and security documents with the Dallas Housing Finance Corporation (DHFC) or affiliate(s) thereof in an amount not to exceed \$4,500,000.00 in Community Development Block Grant and HOME Investment Partnerships (HOME) Funds to purchase and own the real property located at 3500-3632 Samuell Boulevard Dallas, Texas 75223 (Property); and **(3)** approve the DHFC as long-term ground lessor of the property to enter into a long-term ground lease with Applicant and/or its affiliates(s) for the development of the Property pursuant to 24 CFR 570.201(a) and (b), subject to compliance with all funding source requirements - Not to exceed \$11,000,000.00 - Financing: HOME Funds (\$1,000,865.51), Community Development Block Grant Funds (\$3,499,134.49), and Community Block Grant Disaster Recovery Funds (\$6,500,000.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 22, 2024

24-0767

Item 15: Authorize the Dallas Public Facility Corporation to **(1)** acquire, develop, and own Bloc House Santa Fe Trail, a mixed-income, multifamily development to be located at 4533 Willow Street (Project); and **(2)** enter into a seventy-five-year lease agreement with Bloc House Santa Fe Trail, LLC or its affiliate, for the development of the Project - Estimated Revenue Forgone: General Fund \$23,549,377.00 for 75 years (see Fiscal Information)

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

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

Councilmember Moreno moved to adopt the item.

Motion seconded by Councilmember West.

After discussion, Councilmember West requested a record vote.

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

Voting Yes: [14] Johnson, Atkins, Arnold, West, Moreno,
Gracey, Resendez, Narvaez, Bazaldua,
Blackmon, Stewart, Schultz, Willis, Ridley

Voting No: [1] Mendelsohn

The city secretary declared the item adopted.

Note: The city secretary stated the item was corrected to reflect that the Project is located in MVA market type C, and rents for households earning below 60% AMI are included to provide deeper affordability at this property.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 22, 2024

24-0768

Item 16: Authorize a one-year cooperative purchasing agreement for help desk and desk-side support services for the Department of Information and Technology Services with GTS Technology Solutions, Inc. through The State of Texas Department of Information Resources cooperative agreement - Not to exceed \$2,908,232.40 - Financing: Data Services Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 22, 2024

24-0769

Item 17: Authorize the **(1)** acceptance of a statutory distribution from the Commission on State Emergency Communications (CSEC) for the CSEC Prop 8 Next Generation (NG) 9-1-1 Service Fund to the City of Dallas emergency communication district in the base amount of \$6,709,001.31 pursuant to Sec. 771.0713, Health and Safety Code; **(2)** interest earnings accrued and distributed while deposited in the CSEC Prop 8 Next Generation 9-1-1 Service Fund in the amount of \$39,849.34, as approved by Proposition 8 and Texas Government Code 403, subchapter T, established by House Bill 9, passed by the 88th Texas Legislature for the period October 1, 2024 to September 30, 2025; **(3)** establishment of appropriations in an amount not to exceed \$6,748,850.65 in the CSEC Prop 8 Next Generation 9-1-1 Service Fund; **(4)** receipt and deposit of funds in an amount not to exceed \$6,748,850.65 into the CSEC Prop 8 Next Generation 9-1-1 Service Fund; and **(5)** execution of the agreement with CSEC and all terms, conditions, and documents required by the agreement - Not to exceed \$6,748,850.65 - Financing: CSEC Prop 8 Next Generation 9-1-1 Service Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 22, 2024

24-0770

Item 18: An ordinance abandoning a water easement to Frankford Cemetery Association, Inc., the abutting owner, containing a total of approximately 499 square feet of land, located near the intersection of Addison and Trinity Mills Roads - Revenue: General Fund \$7,800.00, plus the \$20.00 ordinance publication fee

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 32733

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 22, 2024

24-0771

Item 19: An ordinance granting a revocable license to Jeni's Splendid Ice Creams, LLC for the use of a total of approximately 75 square feet of land to occupy, maintain and utilize a sidewalk cafe, trash receptacle and an A-frame sign on a portion of Victory Park Lane right-of-way located near its intersection with Nowitzki Way - Revenue: General Fund \$200.00 annually and \$200.00 one-time fee, plus the \$20.00 ordinance publication fee

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 32734

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 22, 2024

24-0772

Item 20: Authorize acquisition from John F. Skelton, III, of approximately 9,618 square feet of land located near the intersection of Meandering Way and Rocky Top Circle for the Preston Ridge Trail Linear Park Project - Not to exceed \$307,000.00 (\$300,000.00, plus closing costs and title expenses not to exceed \$7,000.00) - Financing: Capital Gifts Donation & Development Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 22, 2024

24-0773

Item 21: Authorize Supplemental Agreement No. 2 to the professional services contract with Nathan D. Maier Consulting Engineers, Inc. to provide additional engineering services for Marsalis Avenue Bridge over Cedar Creek/Dallas Zoo Bridge Repair in Bridge Repair Group 17-0001 - Not to exceed \$324,905.00, from \$256,665.00 to \$581,570.00 - Financing: 2023 Certificate of Obligation Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 22, 2024

24-0774

Item 22: Authorize Supplemental Agreement No. 1 to increase the service contract with Stearns, Conrad and Schmidt, Consulting Engineers, Inc .dba SCS Engineers, SCS Field Services for an expansion of scope in the operational management of the McCommas Bluff Landfill - Not to exceed \$852,500.00, from \$3,410,000.00 to \$4,262,500.00 - Financing: Sanitation Operation Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 22, 2024

24-0775

Item 23: A resolution authorizing the adoption of the City of Dallas On-Street Parking and Curb Management Policy - Financing: This action has no cost consideration to the City (see Fiscal Information for future costs)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 22, 2024

24-0776

Item 24: An ordinance amending Chapter 28, "Motor Vehicles and Traffic," of the Dallas City Code by amending Sections 28-2, 28-26, 28-103, 28-104, 28-105, 28-106, 28-107, 28-108, 28-109, 28-110, 28-111, 28-112, 28-113, 28-114, 28-114.1, 28-114.11, and 28-114.12; **(1)** adding new Sections 28-103.1, 28-103.2, 28-103.3, and 28-114.13; **(2)** providing a paid parking area; **(3)** modifying the authority of the Director of Transportation to install and operate paid parking payment devices and setting the rates for paid parking in the paid parking area; **(4)** providing a penalty not to exceed \$500.00; **(5)** providing a saving clause; **(6)** providing a severability clause; and **(7)** providing an effective date - Financing: This action has no cost consideration to the City (see Fiscal Information)

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 32735

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 22, 2024

24-0777

Item 25: Authorize a two-year master agreement for the purchase of Dynamic Message Signs and traffic signal materials for the Department of Transportation with Consolidated Traffic Controls, Inc. through the Houston-Galveston Area Council cooperative agreement - Estimated amount of \$7,000,000.00 - Financing: General Fund (\$2,984,000.00), Street and Transportation (A) Fund (\$56,000.00), Fair Park Capital Reserve Fund (\$2,900,000.00), Transportation Special Projects Fund (\$460,000.00), and Coronavirus State and Local Fiscal Recovery Fund (\$600,000.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 22, 2024

24-0778

Item 26: Authorize the **(1)** fifth amendment to Contract No. HHS000455600001, with the Texas Health and Human Services Commission, Department of State Health Services for the Lactation Support Center Services Program (LSCS) to **(a)** accept additional funds and increase the contract in the amount of \$32,000.00, from \$2,339,020.00 to \$2,371,020.00; and **(b)** to amend the term of the contract period from September 1, 2019 through August 31, 2023 to September 1, 2023 through August 31, 2024; and **(2)** acceptance of additional grant funds for FY 2024 budget for Amendment No. 5 in the amount of \$32,000.00 for the continuation of the LSCS Program; **(3)** establishment of appropriations in an amount not to exceed \$32,000.00 in the FY24 LSCS - Pacify Fund; **(4)** receipt and deposit of grant funds in an amount not to exceed \$32,000.00 in the FY24 LSCS - Pacify Fund; and **(5)** execution of the fifth amendment to the contract and all terms, conditions, and documents required by contract - Not to exceed \$32,000.00, from \$2,339,020.00 to \$2,371,020.00 - Financing: FY24 LSCS Pacify Grant Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 22, 2024

24-0779

Item 27: Authorize a fourth amendment to the Tax Increment Development, Chapter 380 Grant, and Chapter 380 Loan Agreement (“2018 TIF/Chapter 380 Agreement”) with WCWRD Inc and its affiliates or subsidiaries (“Developer”), approved as to form by the City Attorney, related to the Reimagine RedBird Mall Redevelopment Project (“Project”), now known as the Shops at RedBird, generally located at the southeast corner of Camp Wisdom Road and Westmoreland Road in the Mall Area Redevelopment TIF District, specifically including modifications to Section 2.C(7), Section 2.D(2), and Section 5.E as further described below, and any modifications to any other associated Project documents as may be necessary to effectuate the specific modifications described below; and as consideration for the fourth amendment, increase the Developer’s minimum Investment Requirement by \$15,000,000.00 for the Project from \$135,000,000.00 to \$150,000,000.00 - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 22, 2024

24-0780

Note: Agenda Item No. 28 and Agenda Item No. 29 must be considered collectively.

Item 28: An ordinance **(1)** designating the City of Dallas as a media production development zone in accordance with Chapter 485A of the Texas Government Code; and **(2)** providing an effective date - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 32736

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 22, 2024

24-0781

Note: Agenda Item No. 28 and Agenda Item No. 29 must be considered collectively.

Item 29: An ordinance **(1)** nominating approximately 2.435 acres located at 2901 Botham Jean Boulevard for State of Texas designation as a qualified media production location; **(2)** directing the City Manager to execute all necessary documents to submit an application for designation to the Music, Film, Television, and Multimedia Office within the Office of the Governor; **(3)** providing a repealing clause; and **(4)** providing an effective date -
Estimated Sales Tax Revenue Foregone: General Fund \$150,000.00

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 32737

Note: The city secretary stated the item was corrected to reflect the area is 11 acres.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 22, 2024

24-0782

Item 30: Authorize the (1) acceptance of a grant from the Texas Department of Housing and Community Affairs (“TDHCA”) in the amount of \$78,434.00 to provide services to the homeless through the Homeless Housing and Services Program to the period April 1, 2024 through August 31, 2024; (2) establishment of appropriations in an amount not to exceed \$78,434.00 in the FY 2024 TDHCA Homeless Housing and Services Program Reallocation Fund; (3) receipt and deposit of funds in an amount not to exceed \$78,434.00 in the FY 2024 TDHCA Homeless Housing and Services Program Reallocation Fund; (4) City Manager to enter into, represent the City with respect to, and execute, the contract with TDHCA for the FY 2024 TDHCA Homeless Housing and Services Program Reallocation Fund; and (5) execution of the grant agreement with TDHCA and all terms, conditions, and documents required by the agreement - Not to exceed \$78,434.00 - Financing: FY 2024 TDHCA Homeless Housing and Services Program Reallocation Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 22, 2024

24-0783

Item 31: Authorize a two-year master agreement for the purchase of frictional asphaltic preservation treatment and pre-treatment concentrate for the Department of Public Works - Hall Brothers, Inc., only bidder - Estimated amount of \$2,002,199.50 - Financing: General Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 22, 2024

24-0784

Item 32: Authorize a one-year service contract, with one, one-year renewal option, for planning and production of the annual Dr. Martin Luther King Jr. Parade for the Office of Community Care - Sons of Solomon dba Hope Encourage Love Protect, most advantageous proposer of two - Not to exceed \$200,000.00
- Financing: General Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 22, 2024

24-0785

Item 33: Authorize a three-year service contract for emergency dewatering services during localized flood events within the city for the Water Utilities Department - Herc Rentals, Inc., lowest responsible bidder of two - Not to exceed \$5,253,400.00 - Financing: Stormwater Drainage Management Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 22, 2024

24-0786

Item 34: Authorize a three-year service price agreement for repairs, maintenance, and inspections for the railroad spur track system for the Water Utilities Department - Lone Star Railroad Contractors, Inc. in the estimated amount of \$484,651.10 and Coastline Rail Engineering, LLC in the estimated amount of \$44,985.60, most advantageous proposers of three - Total estimated amount of \$529,636.70 - Financing: Dallas Water Utilities Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 22, 2024

24-0787

Item 35: Authorize a three-year service price agreement for service and maintenance of water main pipeline joints for the Water Utilities Department - Miller Pipeline, Corp., only bidder - Estimated amount of \$1,031,965.00 - Financing: Dallas Water Utilities Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 22, 2024

24-0788

Item 36: Authorize a three-year service price agreement for sports officiating services for the Park & Recreation Department - Top Basketball Officials Association in the estimated amount of \$1,090,000.00 and Raymond Alford, Jr. dba Realford Consulting, LLC in the estimated amount of \$850,945.00 lowest responsible bidders of three - Total estimated amount of \$1,940,945.00 - Financing: General Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 22, 2024

24-0789

Item 37: Authorize **(1)** Amendment No. 1 to the Project Specific Agreement with Dallas County, County Transportation Major Capital Improvement Projects 10233, for the purpose of providing funding for the Trinity Forest Spine Trail Phase 2 from the Santa Fe Trail just north of Tenison Park Golf Course to the Dallas Area Rapid Transit Lawnview Station located at 5900 Scyene Road; **(2)** the receipt and deposit of funds from Dallas County in an amount not to exceed \$2,000,000.00 for the County's share of the project cost in the Capital Gifts, Donation and Development Fund; and **(3)** execution of the agreement including all terms, conditions, and documents required by the agreement - Estimated Revenue: Capital Gifts, Donation and Development Fund \$2,000,000.00

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 22, 2024

24-0790

Item 38: Authorize a three-year service price agreement for the provision of a cloud-based Enterprise Asset Management Software System from Vertosoft, LLC through the Texas Association of School Boards (BuyBoard) for the Park & Recreation Department - Not to exceed \$632,512.90 - Financing: General Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 22, 2024

24-0791

Item 39: Authorize a construction services contract for installation of playground equipment and Independent Safety Audit with Whirlix Design Inc. through the Texas Association of School Boards (BuyBoard) for the Juanita J. Craft Park Playground Renovation located at 4500 Spring Avenue - Not to exceed \$217,228.00 - Financing: General Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 22, 2024

24-0792

Item 40: Authorize **(1)** amendment to the contract with Dallas College for instructional services for police academy training; **(2)** the receipt and deposit of additional funds in an amount not to exceed \$415,000.00 from Dallas College in the Dallas College Police Training Funds; and **(3)** an increase in appropriations in an amount not to exceed \$415,000.00 in the Dallas College Police Training Funds for the period September 1, 2023 through August 31, 2024 - Not to exceed \$415,000.00 - Financing: Dallas College Police Training Funds

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 22, 2024

24-0793

Item 41: Authorize a three-year service contract for maintenance, support, and licenses for an audio and video recording system for the Dallas Police Department - CALLYO 2009 CORP, sole source - Not to exceed \$148,584.60 - Financing: Confiscated Monies - State Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 22, 2024

24-0794

Item 42: Authorize **(1)** deposit of the amount awarded by the Special Commissioners in the condemnation proceeding styled CITY OF DALLAS VS. ONE MORRELL LLC, et al., Cause No. CC-23-02112-C, pending in Dallas County Court at Law No. 3, for acquisition from One Morrell, LLC of a tract of land containing approximately 206,362 square feet, improved with commercial structures and supporting facilities, located on Morrell Avenue near its intersection with Sargent Road for the Dallas Floodway Extension Project; and **(2)** settlement of the condemnation proceeding for an amount not to exceed the award - Not to exceed \$4,473,000.00 (\$4,450,000.00, plus closing costs and title expenses not to exceed \$23,000.00) - Financing: Stormwater Drainage Management Capital Construction Fund (\$1,492,597.87), Flood Protection and Storm Drainage Facilities Fund (\$2,560,673.30), and Trinity River Corridor Project Fund (\$419,728.83)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 22, 2024

24-0795

Item 43: Authorizes acquisition of a drainage easement from Heather Heflin for approximately 675 square feet of land located at 2424 Knight Street near its intersection with Sylvester Avenue for the Throckmorton-Reagan Drainage Improvements Project - Not to exceed \$29,844.00 (\$27,844.00, plus closing costs and title expenses not to exceed \$ 2,000.00) - Financing: Storm Drainage Management Capital Construction Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 22, 2024

24-0796

Item 44: Authorize two professional services contracts with two consulting firms, for the most highly qualified proposals to provide construction materials testing services during the installation of capital improvement projects at water treatment and distribution facilities - East Texas Testing Laboratory Inc. dba ETTL Engineers & Consultants Inc., in an amount not to exceed \$300,000, and Alliance Geotechnical Group, Inc., in an amount not to exceed \$300,000.00 - Total not to exceed \$600,000.00 - Financing: Water Capital Improvement G Fund (\$375,000.00) and Water Construction Fund (\$225,000.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 22, 2024

24-0797

Item 45: Authorize a construction services contract for flood protection and storm drainage relief improvements associated with the Pensive Drive Channel and Walnut Hill Lane storm drainage system - Austin Filter Systems, Inc., lowest responsible bidder of four - Not to exceed \$16,497,925.00 - Financing: 2024 Certificate of Obligation Fund (\$11,711,255.00), Water Capital Improvement F Fund (\$1,000,000.00), Wastewater Capital Improvement F Fund (\$2,512,545.00), Water Capital Improvement G Fund (\$271,110.00), and Water Construction Fund (\$1,003,015.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 22, 2024

24-0798

Item 46: Authorize a construction services contract for the installation of storm drainage improvements and water and wastewater main replacements at seven locations (list attached to the Agenda Information Sheet) - SYB Construction Co., Inc., lowest responsible bidder of three - Not to exceed \$13,877,982.60 - Financing: Flood Control (D) Fund (2017 General Obligation Bond Fund) (\$2,057,403.12), 2024B Certificate of Obligation Fund (\$7,474,691.88), Water Capital Improvement G Fund (\$2,616,107.60) and Wastewater Capital Improvement F Fund (\$1,729,780.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 22, 2024

24-0799

Item 47: 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 term for appointment for the 2023-2025 term to begin on October 1, 2023.

Councilmember West moved to appoint the following:

- Goldenstene Davis to the Community Development Commission;
- Robert Gray to the Judicial Nominating Commission;
- Shanay Wise, Non-Profit management and operations experience; and Virgie Grant-Brooks, General Public; to the South Dallas/Fair Park Opportunity Fund Board;
- Jude Akpunku to the Reinvestment Zone Three Board (Oak Cliff Gateway);
- Angela Downes to the Reinvestment Zone Six Board (Farmers Market); and
- Annette Anderson to the Reinvestment Zone Nine Board (Vickery Meadow).

Motion seconded by Councilmember Blackmon and unanimously adopted.

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

24-5800	CDC COMMUNITY DEVELOPMENT COMMISSION
24-5801	JNC JUDICIAL NOMINATING COMMISSION
24-5802	RZ03 REINVESTMENT ZONE THREE BOARD (OAK CLIFF GATEWAY)
24-5803	RZ06 REINVESTMENT ZONE SIX BOARD (FARMERS MARKET)
24-5804	RZ09 REINVESTMENT ZONE NINE BOARD (VICKERY MEADOW)
24-5805	SDF SOUTH DALLAS/FAIR PARK OPPORTUNITY FUND BOARD

Note: In accordance with Section 12A-40(f)(1)(G)(ii) of the Dallas City Code, the city secretary announced the following names of the board members who had failed to submit their financial disclosure reports:

Andrew Finney, Board of Adjustment (Alternate Members)
Todd Howard, Community Development Commission
Traswell Livingston III, Landmark Commission
James Anderson, Landmark Commission (Alternate Members)
Amanda Benavidez, North Oak Cliff Municipal Management District
Cynthia Jaggi, Reinvestment Zone Three (Oak Cliff Gateway)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

24-0799

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James Armstrong, Reinvestment Zone Seven (Sports Arena)
Eric Moore, Reinvestment Zone Eight (Design District)
Elizabeth Johnston, Reinvestment Zone Nine (Vickery Meadow)
Segwendolyn Tyler, Reinvestment Zone Ten (Southwestern Medical)
Sherri Mixon, Reinvestment Zone Thirteen (Grand Park South)
Lydia Torrez, Reinvestment Zone Fifteen (Fort Worth Ave)
Lauren Clayton, Reinvestment Zone Sixteen (Davis Garden)
Claire Oliver, (Reinvestment Zone Nineteen (Cypress Waters))

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 22, 2024

24-0800

Item 48: Consideration of appointments to the Dallas Area Rapid Transit Board of Directors for Positions 01 and 02 for the 2024-2026 Board Term (Closed Session, if necessary, Personnel, Sec. 551.074, T. O. M. A.) (Name of nominee in the City Secretary's Office) - Financing: No cost consideration to the City

Councilmember Narvaez moved to appoint the following to the Dallas Area Rapid Transit (DART) Board of Directors for Positions 01 and 02; with the terms to begin July 1, 2024 and expire on June 30, 2026:

Carmen Garcia
Rodney Schlosser

Motion seconded by Councilmember Schultz.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 22, 2024

24-0801

Item 49: Authorize a one-year service contract, with one, one-year renewal option for the City Manager recruitment consultant for the Department of Human Resources - Baker Tilly US, LLP, most advantageous proposer of fifteen - Not to exceed \$134,375.00 - Financing: General Fund (subject to annual appropriations)

The following individuals addressed the city council on the item:

Art Davis, 17 Cowboys Way, Frisco, TX, representing Baker Tilly US, LLP
Edward Williams, 17 Cowboys Way, Frisco, TX representing Baker Tilly US, LLP

Mayor Pro Tem Atkins moved to adopt the item.

Motion seconded by Councilmember Moreno.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 22, 2024

24-0802

CONSENT ZONING DOCKET

Prior to consideration of the consent zoning docket and the item being read into the record, Councilmember Willis moved to defer agenda item Z5 to the June 26, 2024 voting agenda meeting of the city council.

The consent zoning docket consisted of agenda items Z1 – Z6.

Agenda item Z1: Zoning Case Z223-198(MP)
Agenda item Z2: Zoning Case Z223-236(GB)
Agenda item Z3: Zoning Case Z223-250(LG)
Agenda item Z4: Zoning Case Z223-260(MP)
Agenda item Z5: Zoning Case Z223-305(MB)
Agenda item Z6: Zoning Case Z223-343(JA)

Agenda Item Z4 was removed from the consent zoning docket to be considered as an individual hearing.

Therefore, the consent zoning docket, consisting of agenda items Z1-Z3 and Z6 was presented for consideration.

Agenda item Z1: Zoning Case Z223-198(MP)
Agenda item Z2: Zoning Case Z223-236(GB)
Agenda item Z3: Zoning Case Z223-250(LG)
Agenda item Z6: Zoning Case Z223-343(JA)

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

The following individual addressed the city council:

Adam Murphy, 2828 Routh St., representing Oak Lawn Committee [Agenda Item Z3]

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

Motion seconded by Councilmember Bazaldua and unanimously adopted. (Moreno absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 22, 2024

24-0803

Item Z1: Zoning Case Z223-198(MP) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting **(1)** an LI Light Industrial District; and **(2)** a Specific Use Permit for commercial motor vehicle parking on property zoned A (A) Agricultural District, on the west line of Bonnie View Road, north of Logistics Drive

Recommendation of Staff: (1) Approval of an LI Light Industrial District; and (2) approval of a Specific Use Permit for commercial motor vehicle parking for a five-year period, subject to a site plan and conditions

Recommendation of CPC: (1) Approval of an LI Light Industrial District; and (2) approval of a Specific Use Permit for commercial motor vehicle parking for a five-year period, subject to a site plan and conditions

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NOS. 32738 AND 32739

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 22, 2024

24-0804

Item Z2: Zoning Case Z223-236(GB) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 2337 for the sale of alcoholic beverages in conjunction with a general merchandise food store 3,500 square feet or less on property zoned an RR Regional Retail District with a D-1 Liquor Control Overlay, on the southwest corner of Great Trinity Forest Way and Murdock Road

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

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

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 32740

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 22, 2024

24-0805

Item Z3: Zoning Case Z223-250(LG) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development Subdistrict for MF-2 Multiple Family Subdistrict uses and an assisted living facility use on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southeast line of Inwood Road, northeast of Lemmon Avenue

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

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

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 32741

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 22, 2024

24-0806

Item Z4: Zoning Case Z223-260(MP) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development Subdistrict on property zoned a GR General Retail Subdistrict and an MF-2 Multiple-Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, in an area bounded by Lemmon Avenue, Throckmorton Street, Bowser Avenue, and Reagan Street

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

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

Councilmember Ridley requested the item be considered as an individual hearing 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 individual addressed the city council on the item:

Adam Murphy, 2828 Routh St., representing Oak Lawn Committee

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

- Along Throckmorton Street and Reagan Street, for a project that qualifies for a development bonus, the required front yard is 25 feet for structures with a height greater than 36 feet but less than 65 feet, and the required front yard is 10 feet for structures 65 feet in height or greater; and
- For a project that qualifies for a development bonus, maximum structure height is 65 feet for portions of the structure between 155 and 285 feet of Lemmon Avenue.

Motion seconded by Councilmember Bazaldua and unanimously amended. (Moreno absent when vote taken)

Assigned ORDINANCE NO. 32742

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 22, 2024

24-0807

Item Z5: Zoning Case Z223-305(MB) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for MU-2 Mixed Use District uses on property zoned a GO(A) General Office District, on the south line of LBJ Freeway, between Noel Road and Montfort Drive

Recommendation of Staff: (1) Approval, subject to a development plan and conditions; [*and (2) approval of the termination of deed restrictions, as amended [Z72-269], as volunteered by the applicant*]*

Recommendation of CPC: (1) Approval, subject to a development plan, and conditions; [*and (2) approval of the termination of deed restrictions, as amended [Z72-269], as volunteered by the applicant*]*

Prior to consideration of the consent zoning docket and the item being read into the record, Councilmember Willis moved to defer the item to the June 26, 2024 voting agenda meeting of the city council.

Motion seconded by Councilmember Schultz and unanimously deferred. (West, Mendelsohn, Ridley absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 22, 2024

24-0808

Item Z6: Zoning Case Z223-343(JA) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 989, on the southeast corner of South Saint Augustine Drive and Grady Lane

Recommendation of Staff: Approval, subject to an amended development plan, an amended traffic management plan, and amended conditions

Recommendation of CPC: Approval, subject to an amended development plan, an amended traffic management plan, and amended conditions

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 32743

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 22, 2024

24-0809

ZONING CASES – INDIVIDUAL

Item Z7: Zoning Case Z223-268(LG)

A public hearing to receive comments regarding an application for and an ordinance granting (1) a new subdistrict for FWMU-5 Walkable Urban Mixed Use Form Subdistrict uses on property zoned a D(A) Duplex Subdistrict, a CC Community Commercial Subdistrict, and a P(A) Parking Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District; (2) a Specific Use Permit for a commercial parking lot or garage on property zoned a CC Subdistrict and a D(A) Subdistrict within Planned Development District No. 595; and (3) a Specific Use Permit for a commercial parking lot or garage on property zoned a CC Subdistrict within Planned Development District No. 595, on property generally along the southwest line of South Central Expressway, northwest of Pennsylvania Avenue, and east of Julius Schepps Freeway

Recommendation of Staff: (1) Approval of a new subdistrict for FWMU-5 Subdistrict uses, subject to a subarea map exhibit and staff's recommended conditions; (2) approval of a Specific Use Permit for a commercial parking lot or garage for a two-year period, subject to a site plan and conditions; and (3) approval of a Specific Use Permit for a commercial parking lot or garage for a two-year period, subject to a site plan and conditions

Recommendation of CPC: (1) Approval of a new subdistrict for FWMU-5 Subdistrict uses, subject to a subarea map exhibit and conditions; (2) approval of a Specific Use Permit for a commercial parking lot or garage for a two-year period, subject to a site plan and conditions; and (3) approval of a Specific Use Permit for a commercial parking lot or garage for a two-year period, subject to a site plan and conditions

The following individual addressed the city council on the item:

Rob Baldwin, 3904 Elm St., representing Forest Forward

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

- Delete Subsection H under the "Use Regulations and Development Standards" in subdistrict 1.

Motion seconded by Councilmember Narvaez and unanimously amended. (Moreno absent when vote taken)

Assigned ORDINANCE NOS. 32744, 32745 AND 32746

OFFICE OF THE CITY SECRETARY

CITY OF DALLAS, TEXAS

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 22, 2024

24-0810

ZONING CASES – INDIVIDUAL

Item Z8: Zoning Case Z234-101(GB)

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern and a commercial amusement (inside) limited to a dance hall on property zoned an FWMU-3-SH Walkable Urban Mixed Use Form Subdistrict with a Shopfront Overlay within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the northeast line of Botham Jean Boulevard, southeast of South Boulevard

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

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

No one addressed the city council on the item.

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

Motion seconded by Councilmember Ridley and unanimously adopted.

Assigned ORDINANCE NO. 32747

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 22, 2024

24-0811

ZONING CASES – UNDER ADVISEMENT – INDIVIDUAL

Item Z9: Zoning Case Z223-163(JM)

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 2415 for a motor vehicle fueling station on property zoned an NS(A) Neighborhood Service District, on the southeast corner of Cedar Crest Boulevard and East Kiest Boulevard

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

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

Note: This item was deferred by the City Council at the public hearing on April 10, 2024 and is scheduled for consideration on May 22, 2024.

No one addressed the city council on the item.

Deputy Mayor Pro Tem Arnold moved to close the public hearing, accept the recommendation of the city plan commission with the following change:

- The SUP (Specific Use Permit) is approved for a three-year time period with no automatic renewals

and pass the ordinance.

Motion seconded by Councilmember Narvaez and unanimously amended.

Assigned ORDINANCE NO. 32748

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 22, 2024

24-0812

ZONING CASES – UNDER ADVISEMENT – INDIVIDUAL

Item Z10: Zoning Case Z223-195(AU)

A public hearing to receive comments regarding an application for an MU-1 Mixed Use District on property zoned an R-10(A) Single Family District, on the northeast line of Seagoville Road, southeast of Ravenview Road

Recommendation of Staff: Approval

Recommendation of CPC: Denial without prejudice

Note: This item was deferred by the City Council before opening public hearings on December 13, 2023, February 14, 2024, and March 27, 2024, and is scheduled for consideration on May 22, 2024.

The city secretary stated the item required a favorable vote of three-fourths for adoption.

No one addressed the city council on the item.

Mayor Pro Tem Atkins moved to close the public hearing, accept the recommendation of the city plan commission and deny the item without prejudice.

Motion seconded by Councilmember Resendez and unanimously denied without prejudice.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 22, 2024

24-0813

ZONING CASES – UNDER ADVISEMENT – INDIVIDUAL

Item Z11: Zoning Case Z223-199(LC)

A public hearing to receive comments regarding an application for and an ordinance granting an MU-2 Mixed Use District on property zoned an RR Regional Retail District, on the west line of Upton Street, between East Clarendon Drive and Viola Street

Recommendation of Staff: Approval

Recommendation of CPC: Approval

Note: This item was deferred the City Council at the public hearing on April 10, 2024 and is scheduled for consideration on May 22, 2024.

Prior to consideration of the consent zoning docket and the item being read into the record, Deputy Mayor Pro Tem Arnold moved to defer the item to the June 26, 2024 voting agenda meeting of the city council.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 22, 2024

24-0814

MISCELLANEOUS HEARINGS

Item PH1: A public hearing to receive comments on the FY 2024-25 Operating, Capital, and Grant & Trust Budgets - Financing: No cost consideration to the City

The following individual addressed the city council on the item:

David Elliston, 7150 Skillman St., representing Dallas Police Retired Officers Association

Councilmember West moved to close the public hearing.

Motion seconded by Councilmember Schultz and unanimously closed.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 22, 2024

24-0815

MISCELLANEOUS HEARINGS

Item PH2: A public hearing to receive comments on **(1)** the Proposed FY 2024-25 HUD Consolidated Plan Budget for U.S. Department of Housing and Urban Development (HUD) Grant Funds and Fiscal Year (FY) 2023-24 Reprogramming Funds; and **(2)** the new Five-Year Consolidated Plan, covering the period of FY 2024-25 through FY 2028-29 - Financing: No cost consideration to the City

No one addressed the city council on the item.

Councilmember Willis moved to continue the public hearing until the June 12, 2024 voting agenda meeting of the city council.

Motion seconded by Mayor Pro Tem Atkins and unanimously held open. (Bazaldua, Resendez absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 22, 2024

24-0816

MISCELLANEOUS HEARINGS

Item PH3: A public hearing to receive comments concerning the Dallas Tourism Public Improvement District (the District) expansion in accordance with Chapter 372 of the Texas Local Government Code, allowing the City to include property in a hotel-public improvement district (hotel-PID) with the property owner's consent if such property could have been included in the District, when created, without violating the petition thresholds, to provide supplemental public services funded by assessments on Dallas hotels with 100 or more rooms (Qualifying hotels); and, at the close of the public hearing authorize a resolution approving District boundary expansion to include an estimated one additional Qualifying hotel in the District not described in the resolution or petition renewing the District in 2016 and the resolutions approving the 2020, 2022, or 2023 boundary expansions (District expansion) - Financing: This action has no cost consideration 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 Mayor Pro Tem Atkins and unanimously adopted. (Bazaldua, Resendez absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 22, 2024

24-0817

MISCELLANEOUS HEARINGS

Item PH4: A public hearing to receive comments concerning the renewal of the North Lake Highlands Public Improvement District (the “District”), in accordance with Chapter 372 of the Texas Local Government Code, for the specified area of the District, to provide supplemental public services to be funded by assessments on real property and real property improvements in the District; and, at the close of the public hearing, authorize: **(1)** approval of a resolution renewing the District for a period of ten years, from 2025 to 2034; **(2)** approval of the District’s Service Plan for 2025-2034 to provide supplemental public services, to be funded by assessments on real property and real property improvements in the District; and **(3)** a management contract with Lake Highlands Improvement District Corporation, a Texas nonprofit corporation as the management entity for the District - Financing: This action has no cost consideration to the City (see Fiscal Information)

No one addressed the city council on the item.

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

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 22, 2024

24-0818

MISCELLANEOUS HEARINGS

Item PH5: A public hearing to receive comments concerning the renewal of the Prestonwood Public Improvement District (the “District”), in accordance with Chapter 372 of the Texas Local Government Code, for the specified area of the District, to provide supplemental public services to be funded by assessments on real property and real property improvements in the District; and, at the close of the public hearing, authorize: **(1)** approval of a resolution renewing the District for a period of ten years, from 2025 to 2034; **(2)** approval of the District’s Service Plan for 2025-2034 to provide supplemental public services, to be funded by assessments on real property and real property improvements in the District; and **(3)** a management contract with Prestonwood Homeowners Association, Inc., a Texas nonprofit corporation, as the management entity for the District - Financing: This action has no cost consideration to the City (see Fiscal Information)

No one addressed the city council on the item.

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

Motion seconded by Deputy Mayor Pro Tem Arnold and unanimously adopted. (Bazaldua, Resendez, Schultz absent when vote taken)

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, MAY 22, 2024

EXHIBIT C