

City of Dallas

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



ANNOTATED COUNCIL AGENDA

January 8, 2025

9:22 A.M. – 6:01 A.M.

[25-0100; HELD]

Invocation and Pledge of Allegiance

Agenda Item/Open Microphone Speakers
[25-0101]

VOTING AGENDA

1. Approval of Minutes of the December 11, 2024 City Council Meeting
[25-0102; APPROVED]

CONSENT AGENDA [25-0103; APPROVED]

City Attorney's Office

2. Authorize settlement of the lawsuit styled, David Walters, et al. v. City of Dallas, Cause No. DC-21-07153 - Not to exceed \$600,000.00 - Financing: Liability Reserve Fund
[25-0104; APPROVED]
3. Authorize settlement of the lawsuit styled, Donna Jean Berry v. Precious Yusha Mangum and City of Dallas, Cause No. DC-23-02804 - Not to exceed \$55,000.00 - Financing: Liability Reserve Fund
[25-0105; APPROVED]

Dallas Police Department

4. Authorize a three-year master agreement for the purchase of protective gas masks and related parts for the Dallas Police Department with Con10gency Consulting, LLC through the Local Government Purchasing Cooperative (BuyBoard) agreement - Estimated amount not to exceed \$520,725.15 - Financing: 2023 Homeland Security-Urban Area Security Initiative Fund (\$97,961.88) and General Fund (\$422,763.27) (subject to annual appropriations)
[25-0106; APPROVED]
5. Authorize a three-year sole source services agreement for an open-source intelligence solution and data analysis platform for the Dallas Police Department - Skopenow, Inc., sole source - Not to exceed \$299,999.58 - Financing: FY 2024 BJA OJP Byrne Discretionary Grant Program Fund (subject to annual appropriations)
[25-0107; APPROVED]

Department of Aviation

6. Authorize an amendment to Resolution No. 24-0842, previously approved on June 12, 2024, for an Interlocal Agreement with the Texas Department of Transportation (TxDOT) to modify the City's estimated share of the project costs from \$1,234,600.00 to \$1,321,500.00 - Amount of \$1,321,500.00 - Financing: Aviation Construction Fund
[25-0108; APPROVED]

7. Authorize Supplemental Agreement No. 2 to the consultant services contract with Ricondo & Associates, Inc. to **(1)** continue providing on-call airport planning and advisory services for the Dallas Airport System (Dallas Executive Airport, Dallas Love Field, and Dallas Vertiport); and **(2)** extend the contract term from June 30, 2025 to June 30, 2026 - Not to exceed \$2,456,227.00, from \$5,926,600.00 to \$8,382,827.00 - Financing: Aviation Construction Fund (subject to annual appropriations)
[25-0109; APPROVED]

Department of Facilities and Real Estate Management

8. An ordinance abandoning a portion of a sanitary sewer easement to Daniel C. Marriott and Cara E. Craft Marriott, Co-Trustees of the Marriott Family Trust, the abutting owners, containing approximately 447 square feet of land, located near the intersection of Dentwood Drive and Hollow Way Road - Revenue: General Fund \$11,150.00, plus the \$20.00 ordinance publication fee
[25-0110; APPROVED; ORDINANCE 32953]
9. An ordinance abandoning a sanitary sewer easement to Dallas Independent School District, the abutting owner, containing approximately 23,450 square feet of land, located near the intersection of Keats Drive and Illinois Avenue - Revenue: General Fund \$11,150.00, plus the \$20.00 ordinance publication fee
[25-0111; APPROVED; ORDINANCE 32954]
10. An ordinance abandoning a utility easement and a water line easement to SEC IH30 and Hampton, J.V., the abutting owners, containing a total of approximately 2,677 square feet of land, located near the intersection of Hampton Road and Remond Drive - Revenue: General Fund \$11,150.00, plus the \$20.00 ordinance publication fee
[25-0112; APPROVED; ORDINANCE 32955]
11. An ordinance abandoning portions of a floodway easement to Beckley OZ Holdings, LLC, the abutting owner, containing a total of approximately 280 square feet of land, located near the intersection of Beckley and Oregon Avenues - Revenue: General Fund \$11,150.00, plus the \$20.00 ordinance publication fee
[25-0113; APPROVED; ORDINANCE 32956]
12. An ordinance amending Ordinance No. 32627, previously approved on January 10, 2024, which abandoned a portion of an alley to McDonald's Real Estate Company, located near the intersection of Jefferson Boulevard and Van Buren Avenue; **(1)** by altering Section 9 to extend the final replat deadline from one year to two years; and **(2)** by altering Section 10(c) to extend the time frame required from one year to two years to design, construct and obtain approval of the alley turnout - Revenue: General Fund \$11,150.00, plus the \$20.00 ordinance publication fee
[25-0114; APPROVED; ORDINANCE 32957]

13. An ordinance amending Ordinance No. 32644, previously approved on January 24, 2024, which licensed a portion of Knox Street right-of-way to Gilliland Properties, Ltd., by altering Section 3, Section 7 and adding a new Exhibit A - Revenue: General Fund \$100.00 one-time fee, plus the \$20.00 ordinance publication fee
[25-0115; APPROVED; ORDINANCE 32958]
14. An ordinance granting renewal of a revocable license to Shahzad Premjee dba Twisted Trompo #1, for the use of approximately four square feet of aerial space to occupy, maintain and utilize an existing blade sign over a portion of Commerce Street right-of-way located near its intersection with Field Street - Revenue: General Fund \$1,000.00 annually, plus the \$20.00 ordinance publication fee
[25-0116; APPROVED; ORDINANCE 32959]
15. Authorize **(1)** a construction services contract for reconstruction of the C 3 and Reves Galleries at the Dallas Museum of Art, located at 1717 North Harwood Street - Big Sky Construction Company, Inc., most advantageous proposer of ten; **(2)** all actions necessary to file insurance claims; **(3)** a transfer of funds in an amount not to exceed \$4,000,000.00 from the General Fund Contingency Reserve Fund to the 2022 Severe Weather and Flood Fund; and **(4)** an increase in appropriations in an amount not to exceed \$4,000,000.00 in the Severe Weather and Flood Fund - Not to exceed \$6,070,000.00 - Financing: 2022 Severe Weather and Flood Fund
[25-0117; APPROVED]

Department of Information and Technology Services

16. Authorize a three-year cooperative purchasing agreement for the continuous use of the Avolve ProjectDox SaaS Software Solution and Services to support the Development Services Electronic Plan Review System for the Department of Information and Technology Services with SHI Government Solutions, Inc. through The Interlocal Purchasing System Cooperative agreement - Not to exceed \$1,536,554.00 - Financing: Building Inspection Fund (subject to annual appropriations)
[25-0118; APPROVED AS AN INDIVIDUAL ITEM]

Department of Transportation and Public Works

17. An ordinance amending Chapter 28, "Motor Vehicles and Traffic," of the Dallas City Code by amending Sections 28-44, 28-50, and 28-59 **(1)** designating speed regulations on streets other than expressways and freeways; **(2)** designating school traffic zones; **(3)** designating one-way streets and alleys; **(4)** providing a penalty not to exceed \$200.00; **(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)
[25-0119; APPROVED; ORDINANCE 32960]

18. Authorize **(1)** an agreement with Archway Bonnie View 49, Ltd. for contribution of funds towards the warranted traffic signal installation at the intersection of Bonnie View Road and Langdon Road in the city of Dallas; **(2)** an increase in appropriations in an amount not to exceed \$25,000.00 in the Transportation Special Projects Fund; and **(3)** the receipt and deposit of funds in an amount not to exceed \$25,000.00 in the Transportation Special Projects Fund - Not to exceed \$25,000.00 - Financing: Transportation Special Projects Fund
[25-0120; APPROVED]
19. Authorize **(1)** an agreement with TC Cedar-Alt Distribution Center, LLC, for contribution of funds towards the warranted traffic signal installation at the intersection of Bonnie View Road and Langdon Road in the city of Dallas; **(2)** an increase in appropriations in an amount not to exceed \$110,000.00 in the Transportation Special Projects Fund; and **(3)** the receipt and deposit of funds in an amount not to exceed \$ 110,000.00 in the Transportation Special Projects Fund - Not to exceed \$110,000.00 - Financing: Transportation Special Projects Fund
[25-0121; APPROVED]
20. Authorize a professional engineering services contract with Gresham Smith, most highly qualified proposer of four, to develop preliminary engineering; environmental; final engineering/design; plans, specifications, and estimates; and construction documents for the reconstruction and widening of sidewalks with the installation of pedestrian street lights, and the reconstruction/upgrade of the crosswalks and associated traffic signal infrastructure on Camp Wisdom Road from US 67 to Westmoreland Road in in the city of Dallas for CSJ 0918-47-368 - Not to exceed \$511,554.00 - Financing: West Camp Wisdom Road Improvements Fund (\$392,000.00) and General Fund (\$119,554.00)
[25-0122; APPROVED AS AN INDIVIDUAL ITEM]
21. Authorize a professional engineering services contract with Gresham Smith, most highly qualified proposer of five, to develop preliminary engineering (design schematic, right-of-way, environmental documents, and public involvement), plans, specifications, and estimates for the construction of new sidewalks, crosswalks, Americans with Disabilities Act ramps, curb extensions, pedestrian lighting, and upgrades to traffic signals along Pine Street from South Central Expressway/U.S. 175 to Malcolm X Boulevard and along Elsie Faye Heggins Street from South Central Expressway/U.S. 175 to 2nd Avenue in the city of Dallas for CSJ 0918-47-372 - Not to exceed \$330,212.00 - Financing: Pine Street & Malcolm X Boulevard Bicycle and Pedestrian Improvements - CMAQ Grant Fund (\$116,400.00) and General Fund (\$213,812.00)
[25-0123; APPROVED]

22. Authorize a professional engineering services contract with Lee Holdings, Inc. dba Lee Engineering, LLC, the most highly qualified proposer specifically for traffic signal design services for the seven intersections in Group 2 as follows: Lancaster Road at Fordham Road; Lancaster Road at Ann Arbor Avenue; Lancaster Road at Mentor Avenue; Lancaster Road at Atlas Drive; Lancaster Road at 52nd Street; Lancaster Road at Shellhorse Drive; Denley Drive at Ledbetter Drive; and other related tasks - Not to exceed \$547,442.00 - Financing: Street and Transportation (A) Fund (2017 General Obligation Bond Fund)
[25-0124; APPROVED]
23. Authorize an Advance Funding Agreement with the Texas Department of Transportation (TxDOT) in the amount of \$4,222,200.35 for a U.S. Department of Transportation Federal Highway Administration 2022 Highway Safety Improvement Program grant (Agreement No. CSJ 0918-47-445, etc., Assistance Listing No. 20.205) in the amount of \$3,430,226.00 as Federal participation, \$171,590.67 as State participation for indirect state costs, and \$620,383.68 (\$320,381.68 for direct state costs paid to TxDOT and an estimated \$300,002.00 for design) plus any cost overruns as local participation to construct traffic signal improvements at six intersections (list attached to Agenda Information Sheet) - Total amount of \$320,381.68 - Financing: General Fund
[25-0125; APPROVED]
24. Authorize a construction services contract for the Camp Wisdom Road Over Ricketts Creek Bridge Repair Project - Austin Filter Systems, Inc., lowest responsible bidder of five - Not to exceed \$2,293,892.00 - Financing: 2024B Certificates of Obligation Fund
[25-0126; APPROVED]
25. Authorize a construction services contract for the 2025 Street Resurfacing Construction Contract - Estrada Concrete Company, LLC lowest responsible bidder of three - Not to exceed \$92,788,440.00 - Financing: Street and Alley Improvement Fund (\$29,788,505.36), Street and Transportation (A) Fund (2024 General Obligation Bond Fund) (\$44,011,976 .00), General Fund (\$13,180,388.64), ARPA Redevelopment Fund (\$5,807,570.00) (subject to annual appropriations)
[25-0127; APPROVED]
26. Authorize a construction services contract for the construction of Target Neighborhood Group 17-4010 (list attached to the Agenda Information Sheet) - Aushill Construction, LLC, lowest responsible bidder of six - Not to exceed \$1,974,420.00 - Financing: 2024B Certificates of Obligation Fund (\$1,524,830.00), Wastewater Capital Improvement G Fund (\$308,170.00), Wastewater Construction Fund (\$9,700.00), Water Capital Improvement G Fund (\$118,170.00), and Water Construction Fund (\$13,550.00)
[25-0128; APPROVED]

Office of Equity and Inclusion

27. Authorize the (1) acceptance of the FY 2024-25 grant from the U.S. Department of Housing and Urban Development (HUD) for the Fair Housing Assistance Program (Grant No. FF206K246005, Assistance Listing No. 14.401) in the amount of \$154,800.00, to process, investigate and conciliate housing discrimination complaints, administrative costs and HUD required staff training for the period October 1, 2024 through September 30, 2025; (2) establishment of appropriations in an amount not to exceed \$154,800.00 in the HUD FY24 Fair Housing Assistance Program FY25 Fund; (3) receipt and deposit of grants funds in an amount not to exceed \$154,800.00 in the HUD FY24 Fair Housing Assistance Program FY24 Fund; and (4) execution of the Fair Housing Assistance Program Grant and the Cooperative Agreement and all terms, conditions, and documents required by the grant agreement - Not to exceed \$154,800.00 - Financing: U.S. Department of Housing and Urban Development Grant Fund
[25-0129; APPROVED]

Office of Government Affairs

28. Authorize (1) a public hearing to be held on January 22, 2025, to receive comments concerning the issuance of tax exempt revenue bonds in an amount not to exceed \$152,000,000.00 by ~~the~~ Public Finance Authority for the benefit of AIDS Healthcare Foundation to finance the cost of acquisition, construction and equipping of (i) a multifamily apartment building and related amenities facilities to be located at 2330 West Northwest Highway, in Dallas, ~~TX~~ Texas 75220; and (ii) a multifamily apartment building and related amenities to be located at 8051 Lyndon B. Johnson Freeway, Dallas, Texas 75251, as required by the 147(f) of the Internal Revenue Code of 1986, as amended (Code); and (2) at the close of the public hearing consider host approval of a resolution authorizing the issuance of bonds as required by Section 147(f) of the code ~~by the Authority~~ - Financing: No cost consideration to the City
[25-0130; CORRECTED; APPROVED]

Office of Procurement Services

29. Authorize a three-year master agreement for the purchase of plumbing pipe, fittings, fixtures, trim, and parts for citywide use - i2r Solutions USA LLC in the estimated amount of \$352,500.00, Epic Supply in the estimated amount of \$1,033,276.00, 4-STAR Hose & Supply, Inc. in the estimated amount of \$596,500.00, and Apple Specialties, Inc. in the estimated amount of \$2,126,600.00, lowest responsible bidders of four - Total estimated amount of \$4,108,876.00 - Financing: General Fund (\$2,818,688.93), Dallas Water Utilities Fund (\$981,199.59) and Aviation Fund (\$308,987.48)
[25-0131; APPROVED]

30. ~~Authorize a five-year master agreement for the purchase of ammunition and explosive ordnance for the Dallas Police Department — SSD International, Inc. in the estimated amount of \$3,103,532.16, GT Distributors, Inc. in the estimated amount of \$688,432.19, Kiesler's Police Supply in the estimated amount of \$224,132.00, and Dana Safety Supply, Inc. in the estimated amount of \$71,695.50, lowest responsible bidders of five — Total estimated amount of \$4,087,791.85 — Financing: General Fund~~
[25-0132; DELETED]
31. Authorize a three-year service price agreement for grounds maintenance, xeriscape, flower beds, and arborist work services for the Dallas Water Utilities Department - V.L. & I., Inc. dba Urban Landscaping & Irrigation, most advantageous proposer of two - Estimated amount of \$1,622,074.08 - Financing: Dallas Water Utilities Fund (subject to annual appropriations)
[25-0133; APPROVED]
32. Authorize Supplemental Agreement No. 1 to increase the service contract with ESRI, Inc. dba Esri for continued purchase of enterprise software licenses and maintenance for a geographic information system for the Department of Information and Technology Services - Not to exceed \$60,000.00, from \$3,498,000.00 to \$3,558,000.00 - Financing: Data Services Fund (subject to annual appropriations)
[25-0134; APPROVED]

Park & Recreation Department

33. Authorize an application for the North Central Texas Council of Governments 2025 Transportation Alternative Program Call for Projects **(a)** in an amount not to exceed \$5,700,000.00 from the North Central Texas Council of Governments for the Cotton Belt Trail located between Davenport Road and Preston Green Park; and **(b)** in an amount not to exceed \$837,000.00 for the Marni Kaner Trail located between the Cotton Belt Trail Corridor and the current terminus of the trail east of Davenport Road - Financing: The action has no cost consideration to the City (see Fiscal Information)
[25-0135; APPROVED]

34. Authorize the **(1)** acceptance of a grant from the U.S. Department of the Interior National Park Service (NPS) for the Save America's Treasures Grant Program (Grant No. P24AP01640, Assistance Listing No. 15.929) in the amount of \$700,000.00 for the development of the Tower Building Mural Restorations Project located at 3809 Grand Avenue for the period October 1, 2024 through September 30, 2027; **(2)** establishment of appropriations in an amount not to exceed \$700,000.00 in the NPS SAT Preservation Tower Mural Restoration Grant Fund; **(3)** receipt and deposit of funds in an amount not to exceed \$700,000.00 in the NPS SAT Preservation Tower Mural Restoration Grant Fund; **(4)** local cash match in the amount of \$700,000.00; and **(5)** execution of the grant agreement with the NPS and all terms, conditions and documents required by the agreement - Total not to exceed \$1,400,000.00 - Financing: NPS SAT Preservation Tower Mural Restoration Grant Fund (\$700,000.00) and Fair Park Improvements (C) Fund (2017 General Obligation Bond Fund) (\$700,000.00)
[25-0136; APPROVED]
35. Authorize a professional services contract with SmithGroup, Inc. for architectural and engineering services for the discovery/scope-to-budget assessment investigation of existing conditions, schematic design, design development, construction documents, bidding and negotiation, and construction administration for the Campbell Green Recreation Center Renovation and Expansion Project located at 16600 Park Hill Drive - Not to exceed \$895,993.00 - Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund)
[25-0137; APPROVED]
36. Authorize an eight-month service contract to design and install a splash pad at Old East Dallas Work Yard Park located at 4900 Alston Avenue for the Park & Recreation Department with Kraftsman LP dba Kraftsman Commercial Playgrounds & Water Parks in the amount of \$659,476.94 through the Texas Association of School Boards (BuyBoard) cooperative agreement - Not to exceed \$659,476.94 - Financing: ARPA Redevelopment Fund (\$540,000.00); Park and Recreation Facilities (B) (2024 General Obligation Bond Fund) (\$70,000.00); and General Fund (\$49,476.94) (subject to annual appropriations)
[25-0138; APPROVED]

ITEMS FOR INDIVIDUAL CONSIDERATION

City Secretary's Office

37. 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)
[25-0139; INDIVIDUAL APPOINTMENTS MADE TO BOARDS AND COMMISSIONS]

Department of Convention and Event Services

38. Authorize **(1)** a professional service contract with KAI/Alliance, LC (dba KAI Design) (387957) approved as to form by the City Attorney, for architecture/engineering design services for the Kay Bailey Hutchison Convention Center Dallas Master Plan Component Four (4) for renovation and reconstruction of The Black Academy of Arts and Letters inclusive, at the City's election, of a design alternate for the roof scope at a pre-negotiated price of \$1,203,698.00, for a total amount not to exceed of \$22,261,116.00; and **(2)** the establishment of appropriations in an amount not to exceed \$22,261,116.00 in the Convention Center Revenue Bonds, Series 2023 Fund - Not to exceed \$22,261,116.00 - Financing: Convention Center Revenue Bonds, Series 2023 Fund (subject to annual appropriations)
[25-0140; APPROVED]
39. Authorize **(1)** a contract with M. Arthur Gensler, Jr. & Associates, Inc. dba Gensler to provide architectural and engineering design services for the Kay Bailey Hutchison Convention Center Dallas Master Plan renovation and reconstruction of the Dallas Memorial Auditorium (Arena) - Component Three; and **(2)** an increase in appropriations in an ~~an lump-sum~~ amount not to exceed ~~\$25,158,510.00~~ \$25,137,244.00 in the Convention Center Revenue Bonds, Series 2023 Fund - Not to exceed ~~\$25,158,510.00~~ \$25,137,244.00 - Financing: Convention Center Revenue Bonds, Series 2023 Fund (subject to annual appropriations)
[25-0141; CORRECTED; APPROVED AS AMENDED]

ADDITIONS:**OTHER ITEMS FOR INDIVIDUAL CONSIDERATION****Office of Risk Management**

40. Authorize a one-year policy for excess workers' compensation insurance through an Interlocal Agreement with the Texas Municipal League Intergovernmental Risk Pool, and subject to approval by the Executive Board of Texas Municipal League Intergovernmental Risk Pool effective February 1, 2025 through January 31, 2026 - Not to exceed \$750,000.00 - Financing: Workers' Compensation Fund
[25-0142; APPROVED]

PUBLIC HEARINGS AND RELATED ACTIONS**Department of Planning and Development****ZONING CASES – CONSENT****[25-0143; APPROVED]**

- Z1. A public hearing to receive comments regarding an application for and a resolution granting an amendment to deed restrictions [Z856-107 and Z867-125] as volunteered by the applicant on property zoned an IR Industrial Research District, on the east line of South Hampton Road, north of West Daniieldale Road
Recommendation of Staff: Approval of an amendment to deed restrictions [Z856-107 and Z867-125] as volunteered by the applicant
Recommendation of CPC: Approval of an amendment to deed restrictions [Z856-107 and Z867-125] as volunteered by the applicant
Z234-196(GB)
[25-0144; HEARING OPEN; DEFERRED TO FEBRUARY 12, 2025 BY MAYOR PRO TEM ATKINS]
- Z2. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for vehicle display, sales, and service on property zoned Subdistrict 2A within Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2, with a D-1 Liquor Control Overlay, on the southwest line of C.F. Hawn Freeway, southeast of Big Oak Street
Recommendation of Staff: Approval for a five-year period, subject to a site plan and conditions
Recommendation of CPC: Approval for a five-year period, subject to a site plan and conditions
Z234-201(CR)
[25-0145; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 32961]
- Z3. 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 microbrewery, micro-distillery, or winery on property zoned Planned Development District No. 842, on the southwest corner of Hope Street and La Vista Drive
Recommendation of Staff: Approval for a two-year period, subject to a site plan and conditions
Recommendation of CPC: Approval for a two-year period, subject to a site plan and conditions
Z234-215(GB)
[25-0146; HEARING CLOSED; APPROVED AS AMENDED; ORDINANCE 32962]

- Z4. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for agricultural and retail uses on property zoned an R-10(A) Single Family District, on the west line of South Saint Augustine Drive, south of Labett Street
Recommendation of Staff: Approval, subject to a development plan and conditions
Recommendation of CPC: Approval, subject to a development plan and conditions
Z234-255(MB)
[25-0147; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 32963]
- Z5. A public hearing to receive comments regarding an application for and an ordinance granting an MF-1(A) Multifamily Subdistrict on property zoned a CC Community Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the southeast line of Spring Avenue, southwest of the intersection of Spring Avenue and Pine Spring Connection
Recommendation of Staff: Approval
Recommendation of CPC: Approval
Z234-264(LC)
[25-0148; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 32964]
- Z6. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to and an expansion of Planned Development District No. 456 on property zoned Planned Development District No. 456 and an R-10(A) Single Family District, in an area bounded by Forest Road and Skyline Drive to the north, Shepherd Road to the west, and Stults Road to the south
Recommendation of Staff: Approval, subject to an amended Exhibit 456A (Conceptual Plan), amended Exhibit 456C, amended Exhibit 456D, amended Exhibit 456E, and amended conditions
Recommendation of CPC: Approval, subject to an amended Exhibit 456A (Conceptual Plan), amended Exhibit 456C, amended Exhibit 456D, amended Exhibit 456E, and amended conditions
Z234-280(LC)
[25-0149; HEARING OPEN; DEFERRED TO JANUARY 22, 2025 BY COUNCILMEMBER STEWART]

- Z7. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a handicapped group dwelling unit on property zoned an R-7.5(A) Single Family District, on the northwest line of Indian Creek Trail, between Foxboro Lane and University Hills Boulevard
Recommendation of Staff: Approval for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions
Recommendation of CPC: Approval for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions
Z234-285(GB)
[25-0150; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 32965]
- Z8. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 2048 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 100,000 square feet or more on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, on the north line of Samuell Boulevard, west of South Buckner Boulevard
Recommendation of Staff: Approval for a three-year period with eligibility for automatic renewals for additional three-year periods, subject to amended conditions
Recommendation of CPC: Approval for a three-year period with eligibility for automatic renewals for additional three-year periods, subject to amended conditions
Z234-308(WK)
[25-0151; HEARING CLOSED; APPROVED AS AMENDED; ORDINANCE 32966]

ZONING CASES – INDIVIDUAL

- Z9. ~~A public hearing to receive comments regarding an application for and an ordinance granting an MU-3 Mixed Use District and a resolution accepting deed restrictions volunteered by the applicant on property zoned Planned Development District No. 69, on the east side of South R. L. Thornton Freeway, south of East Overton Road~~ Recommendation of Staff: Approval
~~Recommendation of CPC: Approval, subject to deed restrictions volunteered by the applicant~~
Z234-144(LG)
[25-0152; DELETED]

- Z10. A public hearing to receive comments regarding an application for an amendment to the land use map to allow a duplex use on property that currently allows a single family use within Subarea A within Planned Development District No. 134, on the northwest line of Garland Avenue, north of Fairview Avenue
Recommendation of Staff: Approval
Recommendation of CPC: Denial without prejudice
Z234-235(MB)
[25-0153; HEARING CLOSED; DENIED BY COUNCILMEMBER MORENO]
- Z11. A public hearing to receive comments regarding an application for an amendment to the land use map to allow a duplex use on property that currently allows a single family use within Subarea A of Planned Development District. 134, on the north line of Garland Avenue, between South Munger Boulevard and South Saint Mary Avenue
Recommendation of Staff: Approval
Recommendation of CPC: Denial without prejudice
Z234-236(LC)
[25-0154; HEARING CLOSED; DENIED BY COUNCILMEMBER MORENO]]
- Z12. A public hearing to receive comments regarding an application for an amendment to the land use map to allow a duplex use on property that currently allows a single family use within Subarea A of Planned Development District No. 134, on the northeast line of Wayne Street, between Santa Fe Avenue and Ash Lane
Recommendation of Staff: Approval
Recommendation of CPC: Denial without prejudice
Z234-238(LC)
[25-0155; HEARING CLOSED; DENIED BY COUNCILMEMBER MORENO]]
- Z13. A public hearing to receive comments regarding an application for a Specific Use Permit for a commercial amusement (inside) limited to a dance hall on property zoned a CR Community Retail District, on the north line of West Camp Wisdom Road, between South Cockrell Hill Road and American Way
Recommendation of Staff: Approval for a five-year period, subject to a site plan and conditions
Recommendation of CPC: Denial without prejudice
Z234-239(WK)
[25-0156; HEARING CLOSED; HELD UNDER ADVISEMENT UNTIL JANUARY 22, 2025 BY COUNCILMEMBER GRACEY
- Z14. A public hearing to receive comments regarding an application for and an ordinance granting a new Planned Development District for WR-3 Walkable Urban Residential uses on property zoned an IR Industrial Research District, on the southeast line of Kimsey Drive, north of Morning Star Place
Recommendation of Staff: Approval, subject to conditions
Recommendation of CPC: Approval, subject to conditions
Z234-241(MB)
[25-0157; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 32967]

- Z15. A public hearing to receive comments regarding an application for and an ordinance granting a TH-3(A) Townhouse District and a resolution accepting deed restrictions volunteered by the applicant on property zoned a CR Community Retail District, on the southwest line of Seagoville Road, northwest of Warrior Drive
Recommendation of Staff: Approval
Recommendation of CPC: Approval, subject to deed restrictions volunteered by the applicant
Z234-263(GB)
[25-0158; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 32968]
- Z16. 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 commercial amusement (inside) limited to a dance hall on property zoned Planned Development District No. 619 with H/48 Harwood Historic District Overlay, on the southwest corner of North Harwood Street and Pacific Avenue
Recommendation of Staff: Approval for a three-year period, subject to a site plan for ground floor and second floor and conditions
Recommendation of CPC: Approval for a one-year period, subject to a site plan for ground floor and second floor and conditions
Z234-265(WK/AU)
[25-0159; HEARING CLOSED; APPROVED AS AMENDED; ORDINANCE 32969]
- Z17. A public hearing to receive comments regarding an application for and an ordinance granting an MU-3 Mixed-Use District and a resolution accepting deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District, on the west line of Gretna Street, between Burgess Boulevard and Mississippi Avenue
Recommendation of Staff: Approval of an MF-3(A) Multifamily District in lieu of an MU-3 Mixed-Use District
Recommendation of CPC: Approval of an MU-3 Mixed-Use District, subject to deed restrictions volunteered by the applicant
Z234-281(LC)
[25-0160; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 32970]

ZONING CASES - UNDER ADVISEMENT – INDIVIDUAL

- Z18. A public hearing to receive comments regarding an application for and a resolution terminating deed restrictions [Z890-182] as volunteered by the applicant on property zoned Subdistrict F within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District, with deed restrictions [Z890-182], on the north line of East Eighth Street, between East Jefferson Boulevard and South I-35 Freeway
Recommendation of Staff: Approval
Recommendation of CPC: Approval Z234-266(MB)
Note: This item was deferred by the City Council at the public hearing on December 11, 2024 and is scheduled for consideration on January 8, 2025.
[25-0161; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED]

MISCELLANEOUS HEARINGS**Office of Economic Development**

- PH1. A public hearing to receive comments regarding the adoption of an amended City of Dallas Economic Development Incentive Policy for the period January 1, 2025 through December 31, 2026, and, at the close of the public hearing, authorize the adoption of the Economic Development Incentive Policy for the public purpose of promoting economic and community development and stimulating business and commercial activity in the City of Dallas, effective from January 1, 2025 through December 31, 2026, including **(1)** addition of a Small Business Program, including (a) a city-wide Small Business Assistance Program and (b) City Council-directed small business programs; **(2)** addition of an Innovation Program; **(3)** amendment of the South Dallas/Fair Park Opportunity Fund Program Statement; **(4)** amendment of the Southern Dallas Investment Fund Program Statement; **(5)** amendment of Neighborhood Empowerment Zone # 9 and Neighborhood Empowerment Zone #10; **(6)** amendment of the Community Development Plan; and **(7)** other minor updates and technical corrections - Financing: No cost consideration to the City
[25-0162; HEARING CLOSED; APPROVED]