

# City of Dallas

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



## COUNCIL AGENDA

**February 14, 2024  
9:00 AM**

(For General Information and Rules of Courtesy, Please See Opposite Side.)  
(La Información General Y Reglas De Cortesía Que Deben Observarse  
Durante Las Asambleas Del Consejo Municipal Aparecen En El Lado Opuesto, Favor De Leerlas.)

## **General Information**

The Dallas City Council regularly meets on Wednesdays beginning at 9:00 a.m. in the Council Chambers, 6th floor, City Hall, 1500 Marilla. Council agenda meetings are broadcast live on [bit.ly/cityofdallastv](http://bit.ly/cityofdallastv) and on Time Warner City Cable Channel 16. Briefing meetings are held the first and third Wednesdays of each month. Council agenda (voting) meetings are held on the second and fourth Wednesdays. Anyone wishing to speak at a meeting should sign up with the City Secretary's Office by calling (214) 670-3738 by 5:00 p.m. of the last regular business day preceding the meeting. Citizens can find out the name of their representative and their voting district by calling the City Secretary's Office.

Sign interpreters are available upon request with a 48-hour advance notice by calling (214) 670-5208 V/TDD. The City of Dallas is committed to compliance with the Americans with Disabilities Act. **The Council agenda is available in alternative formats upon request.**

If you have any questions about this agenda or comments or complaints about city services, call 311.

## **Rules of Courtesy**

City Council meetings bring together citizens of many varied interests and ideas. To insure fairness and orderly meetings, the Council has adopted rules of courtesy which apply to all members of the Council, administrative staff, news media, citizens and visitors. These procedures provide:

- That no one shall delay or interrupt the proceedings, or refuse to obey the orders of the presiding officer.
- All persons should refrain from private conversation, eating, drinking and smoking while in the Council Chamber.
- Posters or placards must remain outside the Council Chamber.
- No cellular phones or audible beepers allowed in Council Chamber while City Council is in session.

"Citizens and other visitors attending City Council meetings shall observe the same rules of propriety, decorum and good conduct applicable to members of the City Council. Any person making personal, impertinent, profane or slanderous remarks or who becomes boisterous while addressing the City Council or while attending the City Council meeting shall be removed from the room if the sergeant-at-arms is so directed by the presiding officer, and the person shall be barred from further audience before the City Council during that session of the City Council. If the presiding officer fails to

## **Información General**

El Ayuntamiento de la Ciudad de Dallas se reúne regularmente los miércoles en la Cámara del Ayuntamiento en el sexto piso de la Alcaldía, 1500 Marilla, a las 9 de la mañana. Las reuniones informativas se llevan a cabo el primer y tercer miércoles del mes. Estas audiencias se transmiten en vivo por la [bit.ly/cityofdallastv](http://bit.ly/cityofdallastv) y por cablevisión en la estación *Time Warner City Cable* Canal 16. El Ayuntamiento Municipal se reúne en el segundo y cuarto miércoles del mes para tratar asuntos presentados de manera oficial en la agenda para su aprobación. Toda persona que desee hablar durante la asamblea del Ayuntamiento, debe inscribirse llamando a la Secretaría Municipal al teléfono (214) 670-3738, antes de las 5:00 pm del último día hábil anterior a la reunión. Para enterarse del nombre de su representante en el Ayuntamiento Municipal y el distrito donde usted puede votar, favor de llamar a la Secretaría Municipal.

Intérpretes para personas con impedimentos auditivos están disponibles si lo solicita con 48 horas de anticipación llamando al (214) 670-5208 (aparato auditivo V/TDD). La Ciudad de Dallas se esfuerza por cumplir con el decreto que protege a las personas con impedimentos, *Americans with Disabilities Act*. **La agenda del Ayuntamiento está disponible en formatos alternos si lo solicita.**

Si tiene preguntas sobre esta agenda, o si desea hacer comentarios o presentar quejas con respecto a servicios de la Ciudad, llame al 311.

## **Reglas de Cortesía**

Las asambleas del Ayuntamiento Municipal reúnen a ciudadanos de diversos intereses e ideologías. Para asegurar la imparcialidad y el orden durante las asambleas, el Ayuntamiento ha adoptado ciertas reglas de cortesía que aplican a todos los miembros del Ayuntamiento, al personal administrativo, personal de los medios de comunicación, a los ciudadanos, y a visitantes. Estos reglamentos establecen lo siguiente:

- Ninguna persona retrasara o interrumpirá los procedimientos, o se negara a obedecer las órdenes del oficial que preside la asamblea.
- Todas las personas deben abstenerse de entablar conversaciones, comer, beber y fumar dentro de la cámara del Ayuntamiento.
- Anuncios y pancartas deben permanecer fuera de la cámara del Ayuntamiento.
- No se permite usar teléfonos celulares o enlaces electrónicos (*paggers*) audibles en la cámara del Ayuntamiento durante audiencias del Ayuntamiento Municipal

"Los ciudadanos y visitantes presentes durante las asambleas del Ayuntamiento Municipal deben de obedecer las mismas reglas de comportamiento, decoro y buena conducta que se aplican a los miembros del Ayuntamiento Municipal. Cualquier persona que haga comentarios impertinentes, utilice vocabulario obsceno o difamatorio, o que al dirigirse al Ayuntamiento lo haga en forma escandalosa, o si causa disturbio durante la asamblea del

act, any member of the City Council may move to require enforcement of the rules, and the affirmative vote of a majority of the City Council shall require the presiding officer to act." Section 3.3(c) of the City Council Rules of Procedure.

Ayuntamiento Municipal, será expulsada de la cámara si el oficial que este presidiendo la asamblea así lo ordena. Además, se le prohibirá continuar participando en la audiencia ante el Ayuntamiento Municipal. Si el oficial que preside la asamblea no toma acción, cualquier otro miembro del Ayuntamiento Municipal puede tomar medidas para hacer cumplir las reglas establecidas, y el voto afirmativo de la mayoría del Ayuntamiento Municipal precisara al oficial que este presidiendo la sesión a tomar acción." Según la sección 3.3(c) de las reglas de procedimientos del Ayuntamiento.

## **Handgun Prohibition Notice for Meetings of Governmental Entities**

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

*"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistol oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."*

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

*"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."*

"Pursuant to Section 46.03, Penal Code (places weapons prohibited), a person may not carry a firearm or other weapon into any open meeting on this property."

*"De conformidad con la Sección 46.03, Código Penal (coloca armas prohibidas), una persona no puede llevar un arma de fuego u otra arma a ninguna reunión abierta en esta propiedad."*

**AGENDA  
 CITY COUNCIL MEETING  
 WEDNESDAY, FEBRUARY 14, 2024  
 ORDER OF BUSINESS**

The City Council meeting will be held by videoconference and in the Council Chambers, 6th Floor at City Hall. Individuals who wish to speak in accordance with the City Council Rules of Procedure must sign up with the City Secretary’s Office.

The public may attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person.

The following videoconference link is available to the public to listen to the meeting and Communications, Outreach, and Marketing (COM) will also stream the City Council meeting on Spectrum Cable Channel 16 and [bit.ly/cityofdallastv](https://dallascityhall.webex.com/dallascityhall/j.php?MTID=mbd1ae65880f4e2d03289641a78f365c9):

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=mbd1ae65880f4e2d03289641a78f365c9>

Public hearings will not be heard before 1:00 p.m.

**INVOCATION AND PLEDGE OF ALLEGIANCE**

**OPEN MICROPHONE**

MINUTES	Item 1
CONSENT AGENDA	Items 2-36
ITEMS FOR INDIVIDUAL CONSIDERATION	Items 37
ADDITIONS	Items 38-39
ZONING	Item Z1
PUBLIC HEARINGS AND RELATED ACTIONS	Items PH1-PH8

NOTE: A revised order of business may be posted prior to the date of the council meeting if necessary.

Invocation and Pledge of Allegiance

Agenda Item/Open Microphone Speakers

## **VOTING AGENDA**

1. [24-330](#) Approval of Minutes of the January 24, 2024 City Council Meeting

## **CONSENT AGENDA**

### **Budget and Management Services**

2. [24-392](#) Authorize an optional child-care facilities exemption of 50 percent for qualifying child-care facilities as defined in the Texas Tax Code beginning with the 2024 tax year (fiscal year beginning October 1, 2024) - Estimated Annual Revenue Foregone: ~~TBD~~ [General Fund \(\\$79,512\) and Debt Service Fund \(\\$30,507\) totaling \(\\$110,019\)](#)

**Attachments:** [Resolution](#)

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

3. [24-178](#) An ordinance authorizing **(1)** the issuance and sale of City of Dallas, Texas, General Obligation Refunding Bonds, Series 2024A in an aggregate principal amount not to exceed \$55,000,000.00; **(2)** levying a tax in payment thereof; **(3)** awarding the sale thereof and approving execution of a Purchase Agreement, a Deposit Agreement and an Escrow Agreement; **(4)** approving the official statement; and **(5)** enacting other provisions relating to the subject - Not to exceed \$418,000.00 - Financing: 2024A General Obligation Refunding Bonds Fund

**Attachments:** [Attachment I Ordinance](#)

### **City Manager's Office**

4. [24-401](#) A resolution authorizing the appointment of members to the College Advisory Commission - Financing: No cost consideration to the City

**Attachments:** [Resolution Exhibit A](#)

**Department of Aviation**

5. [24-377](#) Authorize an amendment to the Other Transaction Agreement (No. AJW-FN-CSA-21-SW-004695) with the Federal Aviation Administration (FAA) in connection with the Rehabilitation of Taxiway A and evaluation of the Runway Safety Area of 13L-31R at Dallas Love Field to **(1)** amend the scope of work to provide technical assistance, locate and physically mark all FAA power and control cables in the affected construction area, and to provide Resident Engineer oversight; and **(2)** increase the agreement in the amount of \$55,433.14 - Not to exceed \$55,433.14, from \$57,913.28 to \$113,346.42 - Financing: Aviation Passenger Facility Charge - Near Term Projects Fund

**Attachments:** [Resolution](#)

**Department of Code Compliance**

6. [24-79](#) An ordinance amending Chapter 7A, "Anti-Litter Regulations," of the Dallas City Code by amending Section 7A-2; **(1)** providing a revised definition for "private premises"; **(2)** providing a penalty not to exceed \$2,000.00; **(3)** providing a saving clause; **(4)** providing a severability clause; and **(5)** providing an effective date - Financing: No cost consideration to the City

**Attachments:** [Ordinance](#)

**Department of Housing & Neighborhood Revitalization**

7. [24-353](#) Authorize **(1)** preliminary adoption of Substantial Amendment No. 3 to the FY 2023-24 Action Plan for the Community Development Block Grant (CDBG) Funds from the U.S. Department of Housing and Urban Development (HUD) to reprogram unspent FY 2022-23 CDBG Funds in the total amount of \$4,500,000.00 from the Home Improvement & Preservation Program to the Residential Development Acquisition Loan Program; and **(2)** a public hearing to be held on March 27, 2024, to receive comments on Substantial Amendment No. 3 to the FY 2023-24 Action Plan for the CDBG Funds - Financing: No cost consideration to the City

**Attachments:** [Resolution](#)

8. [24-389](#) Authorize **(1)** the adoption of a Resolution of Support for Generation Housing Partners, LLC and/or its affiliate(s) (Applicant), related to its application to the Texas Department of Housing and Community Affairs (TDHCA) for 9% Housing Tax Credits for the development The Heights at Park Lane to be located at 9310 North Central Expressway, Dallas, Texas 75231; and **(2)** an agreement with the Applicant for a line of credit in the amount of \$500.00 for the proposed multifamily development - Not to exceed \$500.00 - Financing: General Fund

**Attachments:** [Map](#)  
[Resolution](#)

9. [24-390](#) Authorize **(1)** the adoption of a Resolution of Support for Generation Housing Partners, LLC and/or its affiliate(s) (Applicant), related to its application to the Texas Department of Housing and Community Affairs for 9% Housing Tax Credits for the development Patriot Pointe at Markville to be located at 9222 Markville Dr., Dallas, Texas 75243; and **(2)** an agreement with the Applicant for a line of credit in the amount of \$500.00 for the proposed multifamily development - Not to exceed \$500.00 - Financing: General Fund

**Attachments:** [Map](#)  
[Resolution](#)

10. [24-393](#) Authorize **(1)** the adoption of a Resolution of Support for O-SDA Industries, LLC or its affiliate(s) (Applicant), related to its application to the Texas Department of Housing and Community Affairs (TDHCA) for 9% Housing Tax Credits for the development Olea at Oak Cliff (Project) located at 541 East Jefferson Boulevard, Dallas, Texas 75203; **(a)** accordance with 10 TAC § 11.3(d) (the “Administrative Code”), specifically allow the adaptive reuse of the Project, as required by the Administrative Code, because the Project is within one linear mile or less of Gateway Oak Cliff (a 9% housing tax credit development located at 400 South Beckley Avenue), and is subject to the One Mile Three Year Rule; **(b)** in accordance with 10 TAC § 11.3(e) and § 11.4(c)(1) (the “Administrative Code”) specifically allow the proposed adaptive reuse of the Project, as required by the Administrative Code, because the Project is located in a census tract that has more than 20% Housing Tax Credit Units per total households; and **(2)** an agreement with the Applicant for a line of credit in the amount of \$500.00 for the proposed multifamily development - Not to exceed \$500.00 - Financing: General Fund

**Attachments:** [Map](#)  
[Resolution](#)

11. [24-395](#) Authorize **(1)** the adoption of a Resolution of Support for Palladium USA International, Inc. and/or its affiliate(s) [or RIVA Switzerland, Inc. and/or its affiliate\(s\)](#) (Applicant), related to its application to the Texas Department of Housing and Community Affairs (TDHCA) for 2024 9% Low Income Housing Tax Credits for the development of 3606 S. Cockrell Hill Road Senior Living located at 3606 S. Cockrell Hill Road, Dallas, TX 75236; and **(2)** an agreement with the Applicant for a line of credit in the amount of \$500.00 for the proposed multifamily development - Not to exceed \$500.00 - Financing: General Fund

**Attachments:** [Map](#)  
[Resolution](#)

12. [24-397](#) Authorize **(1)** the adoption of a Resolution of Support for St. Margaret, Inc., and/or its affiliate(s) (Applicant), related to its application to the Texas Department of Housing and Community Affairs (TDHCA) for 2024 9% Housing Tax Credits for the development of The Broderick located at 12800 Coit Road, Dallas, TX 75251; and **(2)** an agreement with the Applicant for a line of credit in the amount of \$500.00 for the proposed multifamily development - Not to exceed \$500.00 - Financing: General Fund

**Attachments:** [Map](#)  
[Resolution](#)

13. [24-386](#) Authorize **(1)** the adoption of a Resolution of Support for Sycamore Strategies, LLC, and/or its affiliate(s) (Applicant), related to its application to the Texas Department of Housing and Community Affairs (TDHCA) for 9% Housing Tax Credits for the development West End Lofts to be located at 805 Elm Street, Dallas, Texas 75202 (Project); and **(a)** in accordance with 10 TAC § 11.3(d) (the "Administrative Code"), specifically allow the construction of the Project, as required by the Administrative Code, because the Project is within one linear mile or less of Cabana Design District Apartment Homes (a 9% housing tax credit development located at 899 North Stemmons Freeway), and is subject to the One Mile Three Year Rule; and **(2)** an agreement with the Applicant for a line of credit in the amount of \$500.00 for the proposed multifamily development - Not to exceed \$500.00 - Financing: General Fund

**Attachments:** [Map](#)  
[Resolution](#)

14. [24-387](#) Authorize (1) the adoption of a Resolution of Support for Sycamore Strategies, LLC, and/or its affiliate(s) (Applicant), related to its application to the Texas Department of Housing and Community Affairs (TDHCA) for 9% Housing Tax Credits for the development of Braniff Lofts to be located at 2801 Wycliff Avenue, Dallas, Texas 75219; and (2) an agreement with the Applicant for a line of credit in the amount of \$500.00 for the proposed multifamily development - Not to exceed \$500.00 - Financing: General Fund

**Attachments:** [Map](#)  
[Resolution](#)

15. [24-394](#) Authorize an amendment to the Dallas Housing Resource Catalog (DHRC) to the (1) Land Transfer Program (LTP), as shown in the attached Exhibit A to: ~~(4a) the release of the Land Transfer Program LTP deed restrictions initially required when a qualified buyer is also a Dallas Homebuyer Assistance Program (DHAP) participant;~~ ~~(a) and instead impose the federally required DHAP deed restrictions on lots(s) which shall to be filed and recorded in the real property records of the county in which the parcel(s) of real property is located;~~ ~~(b) no longer require a qualified buyer that is not a DHAP participant shall not be required to meet DHAP underwriting guidelines; and (c) require a qualified buyer that is also a DHAP participant shall be required to meet DHAP underwriting guidelines;~~ (2) ~~an amendment to the DHRC Single Family Development Requirements/Underwriting (SFDRU), as shown in the attached Exhibit B to:~~ ~~(a) no longer require Community Housing Development Organizations (CHDOs) to repay~~ amend HOME funded loans issued by the City used for acquisition and construction financing and instead categorize them as from repayable to forgivable loans based on the total development cost related to the sales price of the home; and (b) this amendment shall be enforced retroactively from May 12, 2021, the effective date of the development agreement with all non-profit Community Housing Development Organizations (CHDOs), to the current including any applicable repayments to City-certified CHDOs for loan payments made during this time period - Estimated Net Revenue: General Fund Financing: ~~No cost consideration to the City~~ \$741,921.00 (see Fiscal Information)

**Attachments:** [Resolution](#)  
[Exhibit A](#)  
[Exhibit B](#)  
[Exhibit C](#)

16. [24-383](#) Authorize an increase in the development loan agreement with Texas Heavenly Homes Ltd., or its affiliate (Applicant), conditioned upon the completion of a third-party underwriting for the development of the Bottom Infill, a 32-unit single-family affordable housing project located in the Bottom neighborhood of Council District 4 - Not to exceed \$3,084,427.00, from \$500,000.00 to \$3,584,427.00 - Financing: Community Development Block Grant Disaster Recovery Funds

**Attachments:** [Map](#)  
[Resolution](#)

17. [24-343](#) Authorize the Dallas Public Facility Corporation to **(1)** acquire, develop, and own Santa Fe Trail at Haskell located at 4000 Ash Lane, Dallas, Texas 75223, a mixed-income, multifamily development to be located at 4000 Ash Lane; and **(2)** enter into a seventy-five-year lease agreement with Larkspur Capital, LP, or its affiliate, for the development of the Project - Estimated Revenue Forgone: General Fund \$2,609,794.00 (For 75 years; see Fiscal Information)

**Attachments:** [Map](#)  
[Resolution](#)  
[Exhibit A](#)

18. [24-379](#) Authorize the ratification of a resolution for the architectural and engineering professional services contract for emergency design of 1950 Forth Worth Avenue - Kirksey Architects Inc., dba Kirksey Architecture, most qualified bidder of two - Not to exceed \$536,186.00 - Financing: Coronavirus State and Local Fiscal Recovery Fund

**Attachments:** [Map](#)  
[Resolution](#)

#### Department of Public Works

19. [24-128](#) A resolution authorizing the conveyance of an easement and right of way containing approximately 2,286 square feet of land to Oncor Electric Delivery Company, LLC for the construction, maintenance and use of power lines and electric transformer facilities across City-owned land, located at the intersection of Schroeder Road and Willowdell Drive - Financing: No cost consideration to the City

**Attachments:** [Map](#)  
[Resolution](#)  
[Exhibit A](#)

20. [24-125](#) An ordinance abandoning a portion of an alley to Fermin Olvera, the abutting owner, containing approximately 1,605 square feet of land, located near the intersection of Kiest and Los Angeles Boulevards; and authorizing the quitclaim - Revenue: General Fund \$7,800.00, plus the \$20.00 ordinance publication fee

**Attachments:** [Map](#)  
[Ordinance](#)  
[Exhibit A](#)  
[Exhibit B](#)

21. [24-351](#) An ordinance abandoning a portion of one drainage and utility easement, all of one sanitary sewer easement and portions of four other sanitary sewer easements to JAHCO Lake Highlands, LLC and JAHCO LH Development, LLC, the abutting owners, containing a total of approximately 23,663 square feet of land, located near the intersection of Skillman Street and Audelia Road - Revenue: General Fund \$8,800.00, plus the \$20.00 ordinance publication fee

**Attachments:** [Map](#)  
[Ordinance](#)  
[Exhibit A](#)

22. [24-350](#) Authorize **(1)** a construction services contract for the construction of landscape enhancements for U.S. Highway 67 (U.S. 67) at Camp Wisdom Road Project (CSJ No. 0261-03-070, Assistance Listing No. 20.205) - Central North Construction, lowest responsible bidder of two in the amount of \$404,859.00; **(2)** the establishment of appropriations in an amount not to exceed \$420,000.00 in the U.S. 67 at Camp Wisdom Rd, TxDOT Green Ribbon Project Fund; and **(3)** the receipt and deposit of funds in an amount not to exceed \$420,000.00 in the U.S. 67 at Camp Wisdom Rd, TxDOT Green Ribbon Project Fund - Not to exceed \$424,859.00 - Financing: ~~Internal—Service~~ [Bond Program Administration](#) Fund (\$4,859.00) and U.S. 67 at Camp Wisdom Rd, TxDOT Green Ribbon Project Fund (\$420,000.00)

**Attachments:** [Map](#)  
[Resolution](#)

**Department of Transportation**

23. [24-148](#) Authorize (1) an agreement with Eglington Development, Ltd., for contribution of funds in the amount of \$120,000.00 towards the warranted traffic signal installation at the intersection of Forest Lane and Nuestra Drive in the City of Dallas; (2) the establishment of appropriations in an amount not to exceed \$120,000.00 in the Transportation Special Projects Fund; and (3) the receipt and deposit of funds in an amount not to exceed \$120,000.00 in the Transportation Special Projects Fund - Not to exceed \$120,000.00 - Financing: Transportation Special Projects Fund (see Fiscal Information for potential future costs)

**Attachments:** [Map](#)  
[Resolution](#)

24. [24-147](#) Authorize a professional engineering services contract for traffic signal design services for the following six intersections selected as part of the 2021 Highway Safety Improvement Program: North Buckner Boulevard and Peavy Road; Buckner Boulevard and Elam Road; Buckner Boulevard and Chariot Drive/Moberly Lane; Harry Hines Boulevard and Regal Row/Burbank Street; John West Road and La Prada Drive/Big Town Boulevard; Corinth Street and South Ervay Street; and other related tasks - Criado & Associates, Inc., most highly qualified proposer of five - Not to exceed \$342,449.85 - Financing: Coronavirus State and Local Fiscal Recovery Fund

**Attachments:** [Map](#)  
[Resolution](#)

25. [24-339](#) Authorize an Advance Funding Agreement with the Texas Department of Transportation (TxDOT) in the estimated amount of \$2,097,936.11 for a U.S. Department of Transportation - Federal Highway Administration 2021 Highway Safety Improvement Program grant (Agreement No. CSJ 0918-47-348, etc., Assistance Listing No. 20.205) in the amount of \$1,649,419.00 as Federal participation, \$360,723.64 (\$154,056.96 for direct state costs paid to TxDOT and an estimated \$206,666.68 for design) as local participation, and \$87,793.47 as State participation for indirect state costs to construct traffic signal improvements at four intersections (list attached to Agenda Information Sheet) - Total amount of \$154,056.96 - Financing: Coronavirus State and Local Fiscal Recovery Fund

**Attachments:** [List](#)  
[Map](#)  
[Resolution](#)

26. [24-146](#) Authorize a construction services contract for the Tornado - Damaged Signals Group 2- Re-Bid Project to reconstruct traffic signals at the intersections of Walnut Hill Lane and Brockbank Drive, Park Lane and Webb Chapel Road, Royal Lane and St. Michaels Drive, and Forest Lane and Shepherd Road - EAR Telecommunications, LLC DBA: EARTC, lowest responsible bidder of four - Not to exceed \$3,091,437.15 - Financing: Federal Highway Administration Tornado Damaged Signals Fund (\$1,600,000.00) and Coronavirus State and Local Fiscal Recovery Fund (\$1,491,437.15)

**Attachments:** [Map](#)  
[Resolution](#)

#### Office of Community Care

27. [24-172](#) Authorize a ~~master~~ [cooperative](#) agreement with Staples to provide critical non-food items, such as period products, diapers, adult diapers and other hygiene items for distribution in high needs communities or to residents for the period February 1, 2024 through December 31, 2025 - Not to exceed \$700,000.00 - Financing: Coronavirus State and Local Fiscal Recovery Fund (\$300,000.00) and Equity Fund (\$400,000.00)

**Attachments:** [Resolution](#)

#### Office of Economic Development

28. [24-437](#) Authorize a public hearing to be held on February 28, 2024, to receive comments on the proposed amendments to the Project Plan and Reinvestment and Reinvestment Zone Financing Plan ("Plan") for Tax Increment Reinvestment Zone Number Twelve, the Deep Ellum Tax Increment Financing ("TIF") District (the "TIF District") to: **(1)** increase the total budget for the Deep Ellum TIF District from \$29,992,935.00 net present value (approximately \$57,641,077.00 in total dollars) to \$46,408,080.00 net present value (approximately \$93,519,023.00 in total dollars); **(2)** redefine and reallocate budget categories; and **(3)** make corresponding modifications to the TIF District's Plan; and, at the close of the public hearing, consider an ordinance amending Ordinance No. 26043, previously approved on June 22, 2005, and Ordinance No. 26304, previously approved on April 12, 2006, as amended, to reflect these amendments - Financing: No cost consideration to the City

**Attachments:** [Map](#)

**Office of Government Affairs**

29. [24-253](#) A resolution authorizing amendments to the Dallas Fort Worth International Airport Master Bond Ordinance, the 67th, 68th, and 69th Supplemental Concurrent Bond Ordinances - Financing: No cost consideration to the City

**Attachments:** [Resolution](#)

**Office of Procurement Services**

30. [24-459](#) Authorize a three-year cooperative purchasing agreement for a mobile forensic software subscription for the Police Department with Carahsoft Technology Corp. through the Texas Department of Information Resources cooperative agreement - Not to exceed \$715,141.64 - Financing: General Fund (subject to annual appropriations)

**Attachments:** [Resolution](#)

31. [24-328](#) Authorize a two-year master agreement for the purchase of liquid dipotassium orthophosphate for the Water Utilities Department - Carus LLC, lowest responsible bidder of two - Estimated amount of \$5,224,827.60 - Financing: Dallas Water Utilities Fund

**Attachments:** [Resolution](#)

32. [24-348](#) Authorize a three-year service price agreement for citywide plumbing services for the Building Services Department - A Star Heat and Air, Inc, most advantageous proposer of four - Estimated amount of \$9,974,836.75 - Financing: Capital Construction Fund (subject to annual appropriations)

**Attachments:** [Resolution](#)

33. [24-327](#) Authorize a three-year service price agreement for the installation, maintenance, and repair of electromagnetic gates and security fencing for the Department of Aviation - Construction Rent-A-Fence, lowest responsible bidder of two - Estimated amount of \$708,710 - Financing: Aviation Fund (subject to annual appropriations)

**Attachments:** [Resolution](#)

34. [24-329](#) Authorize a six-year service price agreement for maintenance and repair services for elevators, escalators, and moving sidewalks for the Building Services Department, Water Utilities Department, and the Department of Aviation - Prestige Elevator Services, LLC, lowest responsible bidder of six - Estimated amount of \$18,390,534.45 - Financing: General Fund (\$460,764.67), Aviation Fund (\$8,500,537.61), Dallas Water Utilities Fund (\$4,000,519.53), and Capital Construction Fund (\$5,428,712.64) (subject to annual appropriations)

**Attachments:** [Resolution](#)

### Park & Recreation Department

Note: Agenda Item No. 35 must be considered before Agenda Item No. 38 is considered.

35. [24-342](#) Authorize a development agreement with Dallas Wetlands Foundation for a term commencing upon execution and shall terminate one year following the completion of the construction of improvements - Not to exceed \$7,358,064.00 - Financing: Park and Recreation (B) Fund (2017 General Obligation Bond Fund)

**Attachments:** [Map](#)  
[Resolution](#)

36. [24-102](#) Authorize a public hearing to be held on March 27, 2024, pursuant to Chapter 26 of the Texas Parks and Wildlife Code, to receive comments on the proposed use of a portion of Bachman Creek Greenbelt located at 3900 Shorecrest Drive, by Dallas Water Utilities for the construction of an 8-inch wastewater line totaling approximately 1,682 square feet of land, and a 30-inch stormwater line totaling approximately 1,580 square feet of land, for the public benefit and execution of a development agreement with UG Bluffview LP for the reconstruction of trail affected by the easement - Financing: No cost consideration to the City (see Fiscal Information)

**Attachments:** [Map](#)  
[Resolution](#)  
[Exhibit A](#)  
[Exhibit B](#)

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

37. [24-331](#) 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)

**ADDITIONS:****OTHER ITEMS FOR INDIVIDUAL CONSIDERATION****City Secretary's Office**

38. [24-544](#) An ordinance **(1)** ordering a special election to be held in the city of Dallas (the City) on May 4, 2024, for the purpose of authorizing general obligation bonds for propositions on the purposes set forth; and **(2)** making provisions for the conduct of the election and other related provisions - Financing: No cost consideration to the City

**Attachments:** [Ordinance](#)  
[Exhibit A](#)  
[Exhibit B](#)

**City Manager's Office**

39. [24-400](#) Authorize Supplemental Agreement No. 3 to the service agreement with HR&A Advisors, Inc., approved as to form by the City Attorney, for analytical, strategic and community planning consultant services to: **(1)** extend the term from June 30, 2024 to June 30, 2025; and **(2)** increase the overall contract amount by \$1,580,000.00, from \$2,318,000.00 to \$3,898,000.00 - Not to exceed \$1,580,000.00 - Financing: General Fund

**Attachments:** [Resolution](#)  
[Exhibit A](#)

## **PUBLIC HEARINGS AND RELATED ACTIONS**

### **Department of Planning and Urban Design**

#### **ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL**

- Z1. [24-385](#) 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  
Z223-195(AU)  
Note: This item was deferred by the City Council before opening public hearing on December 13, 2023, and is scheduled for consideration on February 14, 2024.

**Attachments:** [Case Report](#)

## **DEVELOPMENT CODE AMENDMENTS - UNDER ADVISEMENT - INDIVIDUAL**

### **Department of Planning and Urban Design**

- PH1. [24-384](#) A public hearing to receive comments regarding consideration of amending Chapters 51 and 51A of the Dallas Development Code, with consideration to be given to amending Sections 51-4.204(4) and 51A-4.204(3), "Child-Care Facility;" 51-4.204(6) and 51A-4.204(1), "Adult Day Care Facility;" 51-4.217(b)(10) and 51A-4.217(b)(7.1) "Day home;" 51-4.407 and 51A-4.407, "Maximum lot coverage;" 51-4.408 and 51A-4.408 "Maximum building height;" 51A-13.306, "Uses;" and 51A-13.402, "Required Parking;" and related sections with consideration to be given to appropriate zoning districts and developing appropriate standards associated with adult day care facilities, child-care facilities, and day homes and an ordinance granting the amendments  
Recommendation of Staff: Approval  
Recommendation of CPC: Approval  
DCA223-002(SM)  
Note: This item was held under advisement by the City Council at the public hearing on December 13, 2023 and is scheduled for consideration on February 14, 2024.

**Attachments:** [Case Report](#)

## **THOROUGHFARE PLAN AMENDMENT**

### **Department of Transportation**

PH2. [24-150](#) A public hearing to receive comments to amend Ordinance No. 20860, "City of Dallas Thoroughfare Plan" to change the designation of Elam Road between Pemberton Hill Road and Jim Miller Road from a minor six-lane divided roadway in 100 feet of right-of-way [M-6-D(a)] to a special two-lane undivided roadway with a shared-use path on the north side of the roadway in 75 feet of right-of-way [SPCL 2U]; and, at the close of the public hearing, authorize an ordinance implementing the change - Financing: No cost consideration to the City

**Attachments:** [Map](#)  
[Exhibit A](#)

PH3. [24-149](#) A public hearing to receive comments to amend Ordinance No. 20860, "City of Dallas Thoroughfare Plan" to remove Crown Road from Newkirk Street to Farmers Branch City Limits; and, at the close of the public hearing, authorize an ordinance implementing the change - Financing: No cost consideration to the City

**Attachments:** [Map](#)  
[Exhibit A](#)

PH4. [24-151](#) A public hearing to receive comments to amend Ordinance No. 20860, "City of Dallas Thoroughfare Plan" to remove (1) Harwood Street between Pennsylvania Avenue and Martin Luther King Jr. Boulevard; and (2) Harwood Street between Martin Luther King Jr. Boulevard and Al Lipscomb Way; and, at the close of the public hearing, authorize an ordinance implementing the change - Financing: No cost consideration to the City

**Attachments:** [Map](#)  
[Exhibit A](#)

**MISCELLANEOUS HEARINGS****Department of Housing & Neighborhood Revitalization**

PH5. [24-352](#) A public hearing to receive comments regarding an application by 8004 West Virginia Drive, LP, an affiliate of April Housing (Applicant) to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Low Income Housing Tax Credits for West Virginia located at 8004 West Virginia Drive, Dallas, Texas 75228; and, at the close of the public hearing, authorize a Resolution of No Objection for Applicant, related to its application to TDHCA for the development of West Virginia Drive - Financing: No cost consideration to the City

**Attachments:** [Map](#)  
[Resolution](#)

PH6. [24-349](#) A public hearing to receive comments regarding an application by 13695 Goldmark Drive Owner, LP, an affiliate of Waterford at Goldmark, LP (Applicant) to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Low Income Housing Tax Credits (4% Housing Tax Credits) for Waterford at Goldmark located at 13695 Goldmark Drive, Dallas Texas 75228; and, at the close of the public hearing authorize a Resolution of No Objection for Applicant, related to its application to TDHCA for the development of Waterford at Goldmark - Financing: No cost consideration to the City

**Attachments:** [Map](#)  
[Resolution](#)

PH7. [24-346](#) A public hearing to receive comments regarding an application by TX Illinois 2024, Ltd. an affiliate of Generation Housing Partners, LLC (Applicant) to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Low Income Housing Tax Credits for HiLine Illinois located at 4710 West Illinois Avenue, Dallas, TX 75211; and, at the close of the public hearing, authorize a Resolution of No Objection for Applicant, related to its application to TDHCA for the development of HiLine Illinois - Financing: No cost consideration to the City

**Attachments:** [Map](#)  
[Resolution](#)

- PH8. [24-347](#) A public hearing to receive comments regarding an application by TX Tenison 2024, Ltd. an affiliate of Generation Housing Partners, LLC (Applicant) to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Low Income Housing Tax Credits for Tenison Lofts located at 3600 Samuell Boulevard, Dallas, TX 75223; and, at the close of the public hearing, authorize a Resolution of No Objection for Applicant, related to its application to TDHCA for the development of Tenison Lofts - Financing: No cost consideration to the City

**Attachments:** [Map](#)  
[Resolution](#)

**EXECUTIVE SESSION NOTICE**

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex Govt. Code §551.089]