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CITY SECRETARY
DALLAS, TEXAS

City of Dallas

1500 Marilla Street
Dallas, Texas 75201



Quality of Life, Arts and Culture Committee

November 16, 2020

9:00 AM

Public Notice

200887

POSTED CITY SECRETARY
DALLAS, TX

The Quality of Life, Arts and Culture Committee meeting will be held by videoconference. The meeting will be broadcast live on Spectrum Cable Channel 95 and online at [bit.ly/cityofdallastv](https://cityofdallas.tv).

The public may also listen to the meeting as an attendee at the following videoconference link:
<https://dallascityhall.webex.com/dallascityhall/onstage/q.phpMTID=e9deef45cebba01504ad7c59e5879e8cc>

2020 CITY COUNCIL APPOINTMENTS

COUNCIL COMMITTEE	
ECONOMIC DEVELOPMENT Atkins (C), Blewett (VC), Gates, McGough, Narvaez, Resendez, West	ENVIRONMENT AND SUSTAINABILITY Narvaez (C), West (VC), Atkins, Blackmon, Gates
GOVERNMENT PERFORMANCE AND FINANCIAL MANAGEMENT Mendelsohn (C), Gates (VC), Bazaldua, McGough, Thomas	HOUSING AND HOMELESSNESS SOLUTIONS West (C), Thomas (VC), Arnold, Blackmon, Kleinman, Mendelsohn, Resendez
PUBLIC SAFETY Gates (C), Kleinman (VC), Arnold, Bazaldua, Blewett, McGough, Medrano, Mendelsohn, Thomas	QUALITY OF LIFE, ARTS, AND CULTURE Medrano (C), Atkins (VC), Arnold, Blewett, Narvaez
TRANSPORTATION AND INFRASTRUCTURE McGough (C), Medrano (VC), Atkins, Bazaldua, Kleinman, Mendelsohn, West	WORKFORCE, EDUCATION, AND EQUITY Thomas (C), Resendez (VC), Blackmon, Kleinman, Medrano
AD HOC JUDICIAL NOMINATING COMMITTEE McGough (C), Blewett, Mendelsohn, Narvaez, West	AD HOC LEGISLATIVE AFFAIRS Johnson (C), Mendelsohn (VC), Atkins, Gates, McGough
AD HOC COMMITTEE ON COVID-19 RECOVERY AND ASSISTANCE Thomas (C), Atkins, Blewett, Gates, Mendelsohn, Narvaez, Resendez	

(C) – Chair, (VC) – Vice Chair

Note: A quorum of the Dallas City Council may attend this Council Committee meeting.

Call to Order**MINUTES**

- A. [20-2288](#) Approval of the October 19, 2020 Minutes

BRIEFING ITEMS

- B. [20-2289](#) Dallas Theater Center and Kalita Humphreys Theater Update
[Jennifer Scripps, Director, Office of Arts and Culture]

BRIEFING MEMORANDUMS

- C. [20-2290](#) Fair Park Children's Aquarium Interim Operating Funding for
FY20-21
[John Jenkins, Director, Park and Recreation]
- D. [20-2291](#) Short-Term Rentals (STR) Task Force Update
[Joey Zapata, Assistant City Manager]

ACTION ITEM

- E. [20-2308](#) Consideration of a resolution requesting the Board of Adjustment
to authorize compliance proceedings for the OT Tavern at 3606
Greenville Avenue

ADJOURNMENT

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]

Quality of Life, Arts & Culture Committee Meeting Record

The Quality of Life, Arts & Culture Committee meetings are recorded. Agenda materials are available online at www.dallascityhall.com.

Meeting Date: October 19, 2020

Convened: 9:00 a.m.

Adjourned: 10:13 a.m.

Committee Members Present:

Carolyn King Arnold, Chair
Jennifer S. Gates, Vice Chair
Tennell Atkins
Omar Narvaez
Chad West

Committee Members Absent:

Other Council Members Present:

Presenters:

Rick Loessberg, County Director of Planning & Development
Jennifer Scripps, Director, Office of Arts and Culture
Jessica Galleshaw, Director, Office of Community Care
Joey Zapata, Assistant City Manager

AGENDA

Call to Order (9:00 a.m.)

A. Approval of the September 21, 2020 Meeting Minutes

Presenter(s): Carolyn King Arnold, Chair

Action Taken/Committee Recommendation(s): A motion was made to approve the minutes for the September 21, 2020 Quality of Life, Arts & Culture Committee meeting.

Motion made by: Tennell Atkins
Item passed unanimously: X
Item failed unanimously:

Motion seconded by: Chad West
Item passed on a divided vote:
Item failed on a divided vote:

B. Report on Honey Springs-Cedar Crest Trail

Presenter(s): Rick Loessberg, County Director of Planning and Development

Action Taken/Committee Recommendation(s): The Committee discussed: The City's Master Trail Plan. Relationship between the County and the City. Signage leading to and through the trail and connectivity through out the trails and neighborhoods.

Motion made by:
Item passed unanimously:
Item failed unanimously:

Motion seconded by:
Item passed on a divided vote:
Item failed on a divided vote:

C. FY 2020-21 Cultural Organizations Program

Presenter(s): Jennifer Scripps, Director, Office of Arts and Culture

Action Taken/Committee Recommendation(s): The Committee discussed: Process of percentage amounts awarded to organizations. Possible regular business hours resuming for specific organizations. Marketing for upcoming events, safety procedures, process, contact information. Virtual experiences/performances. Cap on percentage for funding. Motion was made by CM West and seconded by CM Atkins and passed unanimously to amend the item to increase the COP Contract allocations for Bishop Arts Theater. Another motion was made to move the full item forward to full Council with Committee recommendation for the October 28, 2020 Agenda meeting.

Motion made by: Tennell Atkins
Item passed unanimously: X
Item failed unanimously:

Motion seconded by: Chad West
Item passed on a divided vote:
Item failed on a divided vote:

D. Briefing Memorandum: Non-Profit Contracts for Senior Services

Presenter(s): Jessica Galleshaw, Director, Office of Community Care

Action Taken/Committee Recommendation(s): The Committee discussed: The Ombudsman Program and current regulations. Eligibility of services and the type of services being provided at the current locations.

Motion made by:
Item passed unanimously:
Item failed unanimously:

Motion seconded by:
Item passed on a divided vote:
Item failed on a divided vote:

E. Briefing Memorandum: Short-Term Rentals (STR) Task Force Update

Presenter(s): Joey Zapata, Assistant City Manager

Action Taken/Committee Recommendation(s): The Committee discussed: Regulations on how to determine who qualifies as a Short Term Rental (STR) and how to find the properties. The current contract being used to identify where STR's are located. Regulations compared with other major cities.

Motion made by:
Item passed unanimously:
Item failed unanimously:

Motion seconded by:
Item passed on a divided vote:
Item failed on a divided vote:

Adjourn (10:13 a.m.)

APPROVED BY:

ATTESTED BY:

Adam Medrano, Chair
Quality of Life, Arts & Culture Committee

Juan Garcia, Coordinator
Quality of Life, Arts & Culture Committee



City of Dallas

Dallas Theater Center and Kalita Humphreys Theater Update

**Quality of Life, Arts and Culture
Committee**

November 16, 2020

Jennifer Scripps, Director
Office of Arts and Culture
City of Dallas

Presentation Overview



- Background/History
- Purpose
- Issues/ Operational or Business Concerns
- Operational Impact
- Proposed Action
- Next Steps



Background/History



- In June, 2019, City Council approved a 5-year lease extension with the Dallas Theater Center (DTC) for the Kalita Humphreys Theater, which authorized DTC, to hire an independent third-party consultant to update the Master Plan for the site and historic building at DTC expense



Background/History



- The Kalita Humphreys Theater is an important cultural asset in need of investment and repair:
 - Historic home of Dallas Theater Center (DTC) designed by Frank Lloyd Wright
 - No major capital investment since 1989
 - Opportunities for better connections to Katy Trail and surrounding neighborhoods



Purpose



- Update the Committee on work completed prior to COVID-19 on Master Plan update
- Review terms for a necessary extension to the Kalita Humphreys Theater lease



Work Completed by DTC:



- DTC worked diligently on this project from June 2019 until early March 2020:
 - Formed Steering Committee in line with Council recommendation, meeting with this group monthly
 - Conducted an RFQ and subsequent RFP, resulting in interviews with three firms in January 2020
 - Selected Diller Scofidio + Renfro (DS+R) and full team of consultants
 - Began first round of site tours and local meetings
 - Hosted first community meeting on Wednesday, March 4, 2020, attended by more than 200
 - Secured \$1.255M+ of estimated \$2M budget for project



Master Plan Steering Committee:



- Andy Smith, Executive Director, Texas Instruments Foundation
- Carol Glendenning, Member, Clark Hill Strasburger
- Guinea Bennett-Price, Co-artistic Director, Co-Founder, Soul Rep Theatre
- Harrison Blair, President, Dallas Black Chamber of Commerce
- Hilda Rodriguez, Principal Architect at Hilda Rodriguez
- Jeff Rane, Artistic Producer, Uptown Players
- Jennifer Scripps, Director, City of Dallas Office of Arts and Culture
- Katherine Seale, Architectural Historian
- Linda Perryman Evans, Past President and CEO, The Meadows Foundation
- Marshall Payne, Founding Partner, CIC Partners
- Peer Chacko, Director, City of Dallas Office of Planning & Urban Design
- Ramon Miguez, Vice President, HDR
- Rob Little, Partner, Gibson, Dunn & Crutcher
- Willis Winters, Former Director, Dallas Parks and Recreation Department
- Zaida Basora, Executive Director, AIA Dallas



DTC Assembled a Full Team



- Design Architect: Diller, Scofidio + Renfro
- Landscape Architect: Reed Hilderbrand
- Local Architect: BOKA Powell
- Historical Consultant: Harboe Architects

- Civil Engineering: Pacheco Koch
- Mechanical, Electrical and Plumbing (MEP): Brandt
- Structural Engineering: Thornton Tomasetti

- Theater Consultants: Fisher Dachs Associates
- Acoustical Consultant: Threshold Acoustics

- Developer: Hillwood Urban as Project Manager
- Owners' Representative: Duncan Fulton



Impact of COVID on DTC and Master Plan



- The Dallas art institutions, including DTC, shuttered on March 13, 2020, and ultimately DTC had to cancel the remainder of the season
- DTC has yet to receive permission to resume in-person work from three critical unions: Actors Equity, United Scenic Artists (designers), and Society of Stage Directors and Choreographers
 - These groups evaluate a host of building features, operational protocols and COVID community spread and public health data
- DTC continues to support the community via virtual classes, the Public Works program and other outreach efforts, including production of 2,500 masks
- Fundraising efforts and support have allowed DTC to keep staff largely intact and in a position to return to production
- COVID health restrictions, which made team- and community-based design work challenging, and resulting economic stresses to DTC meant the Master Plan was paused



Recommended Extension



- DTC believes that it will be able to resume the Master Plan work when:
 - It has returned to full operations for six months, meaning it can sell a full house of tickets, AND
 - Relevant unions have granted permission to return to in-person work.
- Upon restarting, DTC needs 10 months to complete the Master Plan work
- This revised timeline for the Master Plan work does not impact the overall 5-year term of the DTC Lease at the Kalita



Next Steps



- Request Committee support for an extension to the lease with DTC for City Council consideration in January 2021





Dallas Theater Center and Kalita Humphreys Theater Update

Quality of Life, Arts and Culture
Committee

November 16, 2020

Jennifer Scripps, Director
Office of Arts and Culture
City of Dallas



Appendix:



History (1 of 2):

- 1959: DTC built the Kalita Humphreys Theater, designed by Frank Lloyd Wright
- 1968: Education wing added
- 1974: DTC donated the building to the City
- 1983: Interior of the theater altered, parking added, and Heldt Annex built on a now 9-acre site
- 1989: Porte-cochere enclosed, and lobby substantially expanded



Appendix:



History (2 of 2):

- 2005: Kalita designated as a Dallas Historic Landmark with the original 1959-1960 configuration designated as the primary period of significance
- 2006: Bond program funds Master Plan study
- 2010: Master Plan completed but never formally adopted by City Council



Memorandum



CITY OF DALLAS

DATE November 11, 2020

TO Honorable Members of the Quality of Life, Arts and Culture Committee

SUBJECT **Fair Park Children's Aquarium Interim Operating Funding for FY 2020-21**

On the upcoming December 9, 2020 City Council agenda, Park & Recreation will request consideration of interim funding for the Fair Park Children's Aquarium in the existing contract with the Dallas Zoo. Staff is currently working with Fair Park First and the Dallas Zoo on a plan to allow the Aquarium to continue operations for an interim period of up to six months in order to facilitate the transition of the facility to a new operator. The estimated cost of this six-month transition plan is \$300,000. However, the goal is to accelerate the timeline and bring in the new potential operator in three months.

In order to accomplish this, staff will first reprogram Council District 7 equity funds in the amount of \$300,000 so that the Dallas Zoo can continue to maintain the facility and aquatic life currently housed in the Aquarium. Next, staff will work with Fair Park First to structure an amendment to their contract to add the Aquarium Building, which will allow Fair Park First to negotiate a proposal and agreement with a new potential operator. It is anticipated that the contract amendment will come before the Park and Recreation Board and City Council in the December 2020/January 2021 timeframe. Additional background is provided below.

Background

The Fair Park Children's Aquarium, managed by the Dallas Zoo, opened 2010 and has hosted an average of 114,000 visitors annually in recent years. The Aquarium was partially funded by the Park and Recreation Department through the Dallas Zoo contract (approximately \$300,000 per year). Due to budget reductions and ongoing losses in operations, the Aquarium was to cease operations in FY20-21.

Please let me know if you have any questions or need any additional information.

John D. Jenkins, Director
Dallas Park and Recreation

c:	T.C. Broadnax, City Manager Chris Caso, City Attorney Mark Swann, City Auditor Biliera Johnson, City Secretary Preston Robinson, Administrative Judge Kimberly Bizer Tolbert, Chief of Staff to the City Manager Majed A. Al-Ghafry, Assistant City Manager	Jon Fortune, Assistant City Manager Joey Zapata, Assistant City Manager Dr. Eric A. Johnson, Chief of Economic Development and Neighborhood Services M. Elizabeth Reich, Chief Financial Officer M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion Directors and Assistant Directors
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Memorandum



CITY OF DALLAS

DATE November 13, 2020

TO Honorable Members of the Quality of Life, Arts & Culture Committee

SUBJECT **Short-Term Rentals (STR) Task Force Update**

For your information, this memorandum provides an update on the Short-Term Rentals (STR) Task Force created by this Committee to recommend regulations to mitigate impacts to neighborhood quality of life.

The task force is on-target to complete its recommendations by December 2020. Based on the Committee's recommendations in early 2021, staff will develop a forecast of the timeline for City Council adoption and implementation of any new regulations.

At its most recent meeting last week, the task force reviewed maps showing STR properties, associated calls for service and complaints, and other pertinent data. Additionally, the task force began the process of drafting recommendations for a final vote at its upcoming meeting in December.

Additionally, a staff team continues to focus on shorter-term, targeted compliance and enforcement measures against several STR properties with chronic quality of life complaints. Staff will be providing regular updates to councilmembers with targeted properties and a follow-up to Committee by December 2020.

Please contact me if you have questions.

A handwritten signature in black ink, appearing to read 'Joey Zapata'.

Joey Zapata
Assistant City Manager

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizzor Tolbert, Chief of Staff to the City Manager

Majed A. Al-Ghafry, Assistant City Manager
Jon Fortune, Assistant City Manager
Dr. Eric A. Johnson, Chief of Economic Development and Neighborhood Services
M. Elizabeth Reich, Chief Financial Officer
M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion
Directors and Assistant Directors

Memorandum

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2020 NOV -9 AM 10:21

CITY SECRETARY
DALLAS, TEXAS



City of Dallas

DATE November 9, 2020

TO The Honorable Mayor Eric Johnson

FROM David Blewett, Councilman, District 14

SUBJECT Request for Placement of Agenda Item – Council Member(s)

ITEM/ISSUE PROPOSED FOR COUNCIL CONSIDERATION:

Pursuant to Section 6.2 of the City Council Rules of Procedure, please refer the following item to a city council committee within 15 calendar days after receipt of this request:

A resolution requesting the Board of Adjustment to authorize compliance proceedings for the OT Tavern located at 3606 Greenville Avenue, Dallas, Texas -- Financing: No cost consideration to the City

BRIEF BACKGROUND:

The OT Tavern is located at 3606 Greenville Avenue, Dallas Texas. The OT Tavern operates under a certificate of occupancy for an alcoholic beverage establishment. The property at 3606 Greenville Avenue is zoned as a CR Community Retail District. An alcoholic beverage establishment requires a specific use permit in a CR Community Retail District. The OT Tavern is operating as a nonconforming use because it does not have a specific use permit. Section 51A-4.704(a)(1) allows City Council to request that the Board of Adjustment consider establishing a compliance date for a nonconforming use.

Submitted for consideration by:

David Blewett, District 14

Printed Name, District #

Signature

Supporting Council Member Signatures (4 Signatures Only):

Carolyn King Arnold, District 4

Printed Name, District #

Adam Medrano, District 2

Printed Name, District #

Paula Blackmon, District 9

Printed Name, District #

Adam Bazaldua, District 7

Printed Name, District #

Signature

Signature

Signature

Signature

Attachment: Draft Resolution

c: Honorable Council Members
T.C. Broadnax, City Manager
Christopher J. Caso, City Attorney
Biliera Johnson, City Secretary

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COUNCIL CHAMBER

11/09/2020

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WHEREAS, the OT Tavern is located at 3606 Greenville Avenue, Dallas Texas; and

WHEREAS, the OT Tavern operates under a certificate of occupancy for an alcoholic beverage establishment; and

WHEREAS, the property at 3606 Greenville Avenue is zoned as a CR Community Retail District; and

WHEREAS, an alcoholic beverage establishment requires a specific use permit in a CR Community Retail District; and

WHEREAS, the OT Tavern is operating without a specific use permit as it is a nonconforming use as defined in the Dallas Development Code; and

WHEREAS, the Dallas Development Code authorizes the City Council to request that the Board of Adjustment consider establishing a compliance date for a nonconforming use; **Now, Therefore,**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the Board of Adjustment is requested to consider establishing a compliance date for the nonconforming use of an alcoholic beverage establishment known as the OT Tavern located at 3606 Greenville Avenue, Dallas Texas.

SECTION 2. That this resolution shall take effect immediately from and after its passage in accordance with the Charter of the City of Dallas, and it is accordingly so resolved.

Each councilmember signing the five-person request to place an item on the agenda must review and confirm that they have read and agree with the draft resolution by dating, initialing, and placing their district number below.

<u>11/9/20</u>	<u>11/9/20</u>	<u>11/9/20</u>	<u>11/9/20</u>	<u>11/9/20</u>
DATE	DATE	DATE	DATE	DATE
<u>DB</u>	<u>AM</u>	<u>CPA</u>	<u>DB</u>	<u>AB</u>
CM INITIAL	CM INITIAL	CM INITIAL	CM INITIAL	CM INITIAL
<u>14</u>	<u>2</u>	<u>4</u>	<u>9</u>	<u>7</u>
DIST. NO.	DIST. NO.	DIST. NO.	DIST. NO.	DIST. NO.