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CITY SECRETARY  
DALLAS, TEXAS

**City of Dallas**

1500 Marilla Street  
Dallas, Texas 75201



**Public Notice**

210531

POSTED CITY SECRETARY  
DALLAS, TX

**COUNCIL AGENDA**

**June 9, 2021  
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 WRR-FM radio (101.1 FM) 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 estación de radio WRR-FM 101.1 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."*

**AGENDA  
CITY COUNCIL MEETING  
WEDNESDAY, JUNE 9, 2021  
ORDER OF BUSINESS**

The City Council meeting will be held by videoconference. Individuals who wish to speak in accordance with the City Council Rules of Procedure must sign up with the City Secretary's Office. The following videoconference link is available to the public to listen to the meeting and Public Affairs and Outreach will also stream the City Council meeting on Spectrum Cable Channel 95 and [bit.ly/cityofdallastv](https://bit.ly/cityofdallastv):

<https://dallascityhall.webex.com/dallascityhall/onstage/g.php?MTID=e90daea0a85fc46dd5a3655aa07a3160e>

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

INVOCATION AND PLEDGE OF ALLEGIANCE

OPEN MICROPHONE

MINUTES	Item 1
CONSENT AGENDA	Items 2-54
DELETIONS	Items 33, 35, 37 & 38
ITEMS FOR INDIVIDUAL CONSIDERATION	Items 55-58
ZONING	Items Z1-Z18
PUBLIC HEARINGS AND RELATED ACTIONS	Items PH1-PH4

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. [21-997](#) Approval of Minutes of the May 26, 2021 City Council Meeting

### **CONSENT AGENDA**

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

2. [21-982](#) Authorize final adoption of the FY 2021-22 HUD Consolidated Plan Budget for U.S. Department of Housing and Urban Development Grant Funds in an estimated amount of \$31,218,434 for the following programs and estimated amounts: **(a)** Community Development Block Grant in the amount of \$15,086,728; **(b)** HOME Investment Partnerships Program in the amount of \$5,897,968; **(c)** Emergency Solutions Grant in the amount of \$1,290,230; **(d)** Housing Opportunities for Persons with AIDS in the amount of \$7,943,508; and **(e)** estimated Program Income in the amount of \$1,000,000 - Financing: No cost consideration to the City (see Fiscal Information)

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

3. [21-921](#) Authorize the following revisions to the Financial Management Performance Criteria to: **(1)** decrease the year-to-year change of actual revenue from the levy of the ad valorem tax from 8 percent to 3.5 percent; **(2)** increase the minimum unassigned fund balance of the General Fund from 40 days to a range of not less than 50 days and not more than 70 days; **(3)** change the Contingency Reserve language to maintain a level based on General Fund expenditures and not based on replacing any amount used in the preceding year; **(4)** increase the unassigned fund balance for the Emergency Reserve from \$25 million to 5 percent of General Fund expenditures but not less than \$50 million; **(5)** change the comparison of the disabled and over 65 property tax exemption to the consumer price index for the elderly and year-over-year change in the average residential market value (whichever is greater) annually; **(6)** change the language of the effective-tax rate scenario budget to no-new-revenue tax rate scenario budget; **(7)** expand the criteria for the operating impact of capital improvements; **(8)** eliminate the capitalized interest requirement; **(9)** establish a competitive pay criteria; **(10)** establish a full-cost recovery consideration for grants; and **(11)** make certain conforming, semantic, grammatical and structural changes - Financing: No cost consideration to the City

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

4. [21-918](#) Authorize an increase in the homestead property tax exemption for persons who are disabled or 65 or older from \$100,000 to \$107,000 beginning with the 2021 tax year (fiscal year beginning October 1, 2021) - Estimated Annual Revenue Foregone: \$2,413,664

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

5. [21-749](#) An ordinance amending Ordinance No. 31655, previously approved on September 23, 2020, authorizing certain transfers and appropriation adjustments for FY 2020-21 for the maintenance and operation of various departments, activities, and amending the capital budget; and authorize the City Manager to implement those adjustments - Not to exceed \$3,898,689,611 - Financing: General Fund (\$1,445,788,159), Enterprise, Internal Service, and Other Funds (\$1,361,056,214), Capital Funds (\$1,008,226,111), and Grants, Trusts and Other Funds (\$83,619,127)

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

6. [21-1013](#) An ordinance denying rates as requested by Atmos Energy Corp. Mid-Tex Division (Atmos) provided pursuant to its January 15, 2021 Dallas Annual Rate Review (DARR) filing and setting rates as recommended by the City Manager - Financing: No cost consideration to the City

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

**City Controller's Office**

7. [21-1003](#) Authorize the preparation of plans for an issuance of Waterworks and Sewer System Revenue Refunding Bonds, Series 2021C and in an amount not to exceed \$150,000,000 - Financing: This action has no cost consideration to the City (see Fiscal Information for potential future costs)

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

8. [21-1011](#) An ordinance approving and authorizing the issuance by the City of Dallas of its Waterworks and Sewer System Commercial Paper Notes, Series G, in an aggregate principal amount at any one time outstanding not to exceed \$300,000,000, to provide interim financing to pay Project Costs for Eligible Projects and to refund obligations issued in connection with Eligible Projects; authorizing the issuance and delivery of promissory notes in connection with the issuance, sale and delivery of Commercial Paper Notes, and prescribing the terms, features and characteristics of such instruments; approving and authorizing certain authorized officers and employees to act on behalf of the City in the selling and delivery of such Commercial Paper Notes, within the limitations and procedures specified herein; making certain covenants and agreements in connection therewith; resolving other matters incident and related to the issuance, sale, security and delivery of such Commercial Paper Notes, including (1) the approval and authorizing the execution of a Credit Agreement with State Street Bank and Trust Company; (2) a Dealer Agreement with BofA Securities, Inc.; and (3) an Issuing and Paying Agent Agreement with U.S. Bank National Association in the manner herein provided; and approving the use of an Offering Memorandum in connection with the sale from time to time of such Commercial Paper Notes; and providing an effective date - Not to exceed \$3,018,310 - Financing: Dallas Water Utilities Fund (\$487,300, upfront closing costs plus annual fee of \$843,670 for a total 3-year cost of \$3,018,310) (subject to annual appropriations)

**Attachments:** [Schedule I Ordinance](#)  
[Revolving Credit Agreement](#)  
[Issuing and Paying Agent Agreement](#)  
[Commercial Paper Dealer Agreement](#)  
[Fee Letter Agreement](#)

9. [21-1012](#) An ordinance authorizing the issuance by the City of Dallas of its Waterworks and Sewer System Commercial Paper Notes, Series F, in an aggregate principal amount at any one time outstanding not to exceed \$300,000,000, to provide interim financing to pay Project Costs for Eligible Projects and to refund obligations issued in connection with Eligible Projects; authorizing the issuance of the Commercial Paper Notes in one or more sub-series; authorizing the issuance and delivery of promissory notes in connection with the issuance, sale and delivery of Commercial Paper Notes, and prescribing the terms, features and characteristics of such instruments; approving and authorizing certain authorized officers and employees to act on behalf of the City in the selling and delivery of such Commercial Paper Notes, within the limitations and procedures specified herein; making certain covenants and agreements in connection therewith; resolving other matters incident and related to the issuance, sale, security and delivery of such Commercial Paper Notes, including **(1)** the approval and authorizing the execution of Credit Agreements with Bank of America, N.A. and JPMorgan Chase Bank, National Association; **(2)** approving a Dealer Agreement with J.P. Morgan Securities LLC; and **(3)** a related Issuing and Paying Agent Agreement with U.S. Bank National Association in the manner herein provided; approving the use of an Offering Memorandum in connection with the sale from time to time of such Commercial Paper Notes; and providing an effective date - Not to exceed \$4,536,836 - Financing: Dallas Water Utilities Fund (\$531,800 upfront closing costs, plus annual fee of \$1,335,012 for a total 3-year cost of \$4,536,836) (subject to annual appropriations)

**Attachments:** [Ordinance](#)  
[Schedule I](#)  
[Revolving Credit Agreement F-1](#)  
[Revolving Credit Agreement F-2](#)  
[Issuing and Paying Agent Agreement](#)  
[Commercial Paper Dealer Agreement](#)  
[Fee Letter Agreement F-1](#)  
[Fee Letter Agreement F-2](#)

**Department of Housing & Neighborhood Revitalization**

10. [21-622](#) Authorize the **(1)** the sale of up to 30 Land Transfer lots to Marcer Construction Company LLC, (Developer) and/or its affiliates subject to restrictive covenants, a right of reverter, and execution of all necessary documents, pursuant to the City's Land Transfer Program - Estimated Revenue: General Fund \$79,318.62; the **(2)** the release of lien for all non-tax City liens, notices, or orders that were filed on up to 30 Land Transfer lots sold to Developer prior to or subsequent to the deeds transferring the lots to the City of Dallas; and **(3)** execution of a development agreement with Developer for the construction of up to 30 single-family homes on the Land Transfer lots - Estimated Revenue Foregone: \$71,541.73 (see Fiscal Information)

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

11. [21-814](#) Authorize the **(1)** approval of the City Council of the City of Dallas, to act as the applicable elected representative, as defined by Section 147(f)(2) (E) of the Internal Revenue Code of 1986, for the issuance of multifamily residential mortgage revenue bonds (Bonds) issued by the City of Dallas Housing Finance Corporation (DHFC or Issuer) in one or more series of tax-exempt bonds in an amount not to exceed \$30,000,000.00, the proceeds of such Bonds will be loaned to TX Westmoreland 2020, Ltd. to finance a portion of the cost for the acquisition of land and new construction of units for a mixed-income multifamily complex to be known as Westmoreland Station, located at 2700 Westmoreland Road, Dallas, Texas (Development) and a public hearing for the Bonds/Development was held on May 19, 2021, in compliance with Section 147(f) of the Code; and **(2)** approval of the bond issuance and the use of the bond proceeds by the DHFC to finance the construction of the Development - Financing: No cost consideration to the City

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

12. [21-757](#) Authorize the (1) sale of up to 10 Land Transfer Program lots to CTE Homes LLC, and/or its affiliates (Developer) subject to restrictive covenants, a right of reverter, and execution of all necessary documents, pursuant to the City's Land Transfer Program - Estimated Revenue: General Fund \$21,955.02; (2) release of lien for all non-tax City liens, notices, or orders that were filed on up to 10 Land Transfer Program lots sold to Developer prior to or subsequent to the deeds transferring the lots to the City of Dallas; and (3) execution of a development agreement with Developer for the construction of up to 10 single-family homes on the Land Transfer Program lots - Estimated Revenue Foregone: \$37,827.46 (see Fiscal Information)

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

#### Department of Public Works

13. [21-485](#) Authorize an engineering services contract with HVJ North Texas - Chelliah Consultants, Inc., to provide material testing services during construction of the Street Reconstruction Groups 12-462 and Alley Reconstruction Group 17-1203 (list attached to the Agenda Information Sheet) - Not to exceed \$140,340.00 - Financing: Street and Transportation (A) Fund (2017 General Obligation Bond Fund)

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

14. [21-678](#) Authorize a construction services contract for the construction of Alley Reconstruction Group 17-1203 (list attached to the Agenda Information Sheet) - Aushill Construction LLC, lowest responsible bidder of nine - Not to exceed \$2,420,230.00 - Financing: Street and Transportation (A) Fund (2017 General Obligation Bond Fund) (\$1,788,975.00), Wastewater Construction Fund (\$20,600.00), and Wastewater Capital Improvement E Fund (\$610,655.00)

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

15. [21-879](#) Authorize the reprogramming of 2017 Bond Funds in an amount not to exceed \$795,000.00 from the Illinois Avenue from Oriol Avenue to Brookhaven Drive Street Resurfacing Project (PB17V765) to reconstructing the Alley between Brook Valley Lane and Town Creek Drive from Glen Oaks Boulevard to Oak Trail, and to resurfacing the 2400 to 2700 blocks of South Ewing Avenue - Financing: This item has no cost consideration to the City (see Fiscal Information for potential future costs)

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

16. [21-788](#) Authorize Supplemental Agreement No. 1 to the professional services contract with E TTL Engineers and Consultants, Inc. to continue to provide construction material testing services during construction of the Tyler Street/Polk Street Two-way Conversion - Not to exceed \$42,354.00, from \$49,105.00 to \$91,459.00 - Financing: Street and Transportation Improvements Fund (2006 General Obligation Bond Funds)

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

17. [21-809](#) Ratify Supplemental Agreement No. 2 to the engineering services contract with Wiss, Janney, Elstner, Associates, Inc. to inspect and prepare plans, specifications and estimates for the emergency repairs of the Fitzhugh Bridge, south of Fair Park, TxDOT Bridge 18-057-09F4-60-011 - Not to exceed \$45,000.00, from \$246,111.00 to \$291,111.00 - Financing: Street and Alley Improvement Fund

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

#### Department of Sustainable Development and Construction

18. [21-1020](#) Authorize acquisition from CCR Equity Holdings One, LLC, of approximately 4.3 acres of land located near the intersection of South Central Expressway and Choate Road for the Former Blue Star Recycling Site Project - Financing: This action has no cost consideration to the City (see Fiscal Information)

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

19. [21-763](#) Authorize **(1)** an increase in appropriations in an amount not to exceed \$756,966.00 in the Reforestation Fund; and **(2)** an acquisition from Dallas Hunting and Fishing Club, Inc., a total of approximately 124 acres of land located near the intersection of Dowdy Ferry and Merlin Roads for the 2400 Dowdy Ferry Road Reforestation Project - Not to exceed \$810,000.00 (\$790,000.00, plus closing costs and title expenses not to exceed \$20,000.00) - Financing: Reforestation Fund

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

20. [21-825](#) Authorize **(1)** moving expense payments for 40 occupants; and **(2)** a rental assistance payment for the owner occupant as a result of an official written offer of just compensation to purchase real property known as 1950 Fort Worth Avenue for the COVID-19 Supportive Housing Project - Not to exceed \$36,581.00 - Financing: General Fund

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

21. [21-826](#) Authorize moving expense payments for 12 occupants as a result of an official written offer of just compensation to purchase real property known as 19373 Preston Road for the COVID-19 Supportive Housing Project - Not to exceed \$13,050.00 - Financing: General Fund

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

22. [20-2220](#) A resolution authorizing **(1)** the conveyance of an easement and right-of-way; and **(2)** execution of a Possession and Use Agreement, of approximately 613 square feet of City-owned land to the State of Texas located in Kaufman County - Revenue: Dallas Water Utilities Fund (\$3,744.00) and General Fund (\$3,000.00)

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

23. [20-2222](#) A resolution authorizing **(1)** the conveyance of an easement and right-of-way containing approximately 20,413 square feet of City-owned land to the State of Texas located in Kaufman County; **(2)** a Possession and Use Agreement; and **(3)** a Utility Joint Use Agreement - Revenue: Dallas Water Utilities Fund (\$23,531.00) and General Fund (\$3,000.00)

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

24. [21-761](#) A resolution authorizing the conveyance of an easement and right-of-way containing approximately 9,786 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 near the intersection of Irving Boulevard and Sylvan Avenue - Financing: No cost consideration to the City

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

25. [21-905](#) An ordinance abandoning portions of one water easement, three drainage easements, seven sanitary sewer easements and one drainage and floodway easement to the Board of Regents of The University of Texas System, the abutting owner, containing a total of approximately 73,552 square feet of land, located near the intersection of Inwood and Forest Park Roads - Revenue: General Fund \$12,400.00, plus the \$20.00 ordinance publication fee

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

26. [21-470](#) An ordinance granting a private license to 1907 Elm Holdings, LP for the use of a total of approximately 1,146 square feet of aerial space and land to occupy, maintain and utilize a sidewalk café, eight planters and eight awnings without premise signs on and above portions of Elm and St. Paul Streets rights-of-way near the intersection with Elm and St. Paul Streets - Revenue: General Fund \$200.00 annually and \$900.00 one-time fee, plus the \$20.00 ordinance publication fee

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

27. [20-1743](#) An ordinance granting a private license to Manor House Gardens, LLC, KF Manor, LLC, 201-221 Manor, LLC and GRC Manor, LLC, for the use of a total of approximately 266 square feet of aerial space to install, maintain and utilize a premise sign and an awning without premise sign over a portion of Commerce Street right-of-way near the intersection with Field Street - Revenue: General Fund \$1,000.00 annually, one-time fee \$100.00 plus the \$20.00 ordinance publication fee

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

**Department of Transportation**

28. [21-777](#) Authorize **(1)** rescinding Resolution No. 20-1529, previously approved on October 13, 2020, for the purpose of addressing the impact of the permanent closure of the at-grade crossing at Linfield Road on pedestrian crossings until the new pedestrian bridge is constructed in the amount of \$500,000.00; **(2)** an agreement with Union Pacific Railroad (UPRR) for the permanent closure of the surface vehicular crossing at Linfield Road; **(3)** the acceptance of funds in the amount of \$1,000,000.00 for the purpose of the UPRR's contribution of \$500,000.00 to address the impact of the permanent closure of the at-grade crossing at Linfield Road on pedestrian crossings until the new pedestrian bridge is constructed and \$500,000.00 for beautification and landscaping of the Railroad's right-of-way; **(4)** the receipt and deposit of contribution funds in an amount not to exceed \$1,000,000.00 in the Transportation Special Projects Fund; and **(5)** the establishment of appropriations in an amount not to exceed \$1,000,000.00 in the Transportation Special Projects Fund - Not to exceed \$1,000,000.00 - Financing: Transportation Special Projects Fund

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

29. [21-767](#) Authorize a new ten-year master agreement with Dallas County governing transportation Major Capital Improvement Program - Financing: No cost consideration to the City

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

30. [21-924](#) Authorize a professional design services contract for traffic signal design services at the following five intersections: Shady Trail at Walnut Hill Lane; Harry Hines Boulevard at Walnut Hill Lane; Monroe Drive at Walnut Hill Lane; Brockbank Drive at Walnut Hill Lane; and Walnut Hill Lane at Webb Chapel Road, and other related tasks - Lee Engineering, LLC, most highly qualified proposer of five - Not to exceed \$340,786.00 - Financing: Storm2019-Roads Fund

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

31. [21-925](#) Authorize a professional design services contract for traffic signal design services at the following four intersections: Forest Lane at Shepard Road/TI Entrance 1; Royal Lane at Boedecker Street/St Michaels Drive; Edgemere Road at Royal Lane; and Park Lane at Webb Chapel Road, and other related tasks - BGE, Inc., most highly qualified proposer of five - Not to exceed \$268,900.00 - Financing: Storm2019-Roads Fund

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

**Fire-Rescue Department**

32. [21-1008](#) Authorize the **(1)** acceptance of a grant from the U.S. Department of Transportation - Federal Highway Administration Congestion Mitigation and Air Quality Improvement Program (Grant No. 693JJ21930000Z400TX2020420, CFDA No. 20.205) through North Central Texas Council of Governments' Traffic Incident Management Program, in the amount of \$108,500.00 to purchase Portable Hand-held Radios and Led Active Lighting Reflective Safety Vests for the period of date of final execution through June 30, 2022; **(2)** establishment of appropriations in an amount not to exceed \$108,500.00 in FHWA-NCTOG Traffic Incident Management Program Fund; **(3)** receipt and deposit of funds in an amount not to exceed \$108,500.00 in the FHWA-NCTOG's Traffic Incident Management Program Fund; and **(4)** execution of the grant subrecipient agreement and assurance and all terms, conditions, and documents required by the agreement - Not to exceed \$108,500.00 - Financing: U.S. Department of Transportation Grant Funds

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

**~~Office of Economic Development~~**

- ~~33. [21-995](#) Authorize appointment of Sheridan Nixon and Nadia Salibi to the Dallas Development Fund Board of Directors Financing: No cost consideration to the City~~

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

**Office of Procurement Services**

34. [21-927](#) Authorize a two-year consultant contract for a compensation study for the Department of Human Resources - Public Sector Personnel Consultants, Inc., most advantageous proposer of five - Not to exceed \$159,550 - Financing: Operating Carryover Fund (subject to annual appropriations)

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

35. ~~[21-1000](#)~~ Authorize ~~a one year contract, with two one year renewal options, for emergency shelter services for the homeless for the Office of Homeless Solutions - Family Gateway, Inc. in the amount of \$135,000, The Salvation Army A Georgia Corp. in the amount of \$175,000, and Shelter Ministries of Dallas dba Austin Street Center in the amount of \$155,000, most advantageous proposers of eight Total not to exceed \$465,000~~ Financing: ~~Emergency Solutions Grant Fund~~

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

36. ~~[21-928](#)~~ Authorize a three-year cooperative purchasing agreement for the purchase of licenses, installation, configuration, maintenance, and support of bank reconciliation software for the Department of Information and Technology Services provided by FiServ, Inc. and sold through SHI Government Solutions, Inc. through the Local Government Purchasing Cooperative (BuyBoard) agreement - Not to exceed \$459,130 - Financing: IT Equipment Fund (\$300,394) and Data Services Fund (\$158,736) (subject to annual appropriations)

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

37. ~~[21-1001](#)~~ Authorize ~~a three year service contract for homeless services targeting young adults twenty four years of age and younger for the Office of Homeless Solutions CitySquare, most advantageous proposer of three Not to exceed \$270,554 Financing: FY21 Texas Department of Housing and Community Affairs TDHCA Funds~~

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

38. ~~[21-1002](#)~~ Authorize ~~a three year contract for short term homelessness diversion services for the Office of Homeless Solutions After8toEducate in the amount of \$811,662, First Presbyterian Church of Dallas dba The Stewpot in the amount of \$372,696, Bridge Steps dba The Bridge in the amount of \$355,500, and D.F.W. Economic Solutions in the amount of \$225,000, most advantageous proposers of seven Total amount not to exceed \$1,764,858 Financing: General Fund (subject to annual appropriations)~~

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

39. [21-929](#) Authorize a two-year service price agreement, with three one-year renewal options, for virtual telephone town hall meeting services to broadcast public information sessions for the Department of Information and Technology Services with Telephone Town Hall Meeting, Inc. through an Interlocal Agreement with the City of Plano - Estimated amount of \$135,200 - Financing: Data Services Fund

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

40. [21-1036](#) Authorize a five-year service price agreement for citywide janitorial services - Oriental Building Services, Inc. in the estimated amount of \$7,627,697.04, Ambassador Services, LLC in the estimated amount of \$7,285,684.13, LGC Global Energy FM, LLC in the estimated amount of \$7,165,873.71, and Unicare Building Maintenance, Inc. in the estimated amount of \$937,401.24, most advantageous proposers of twenty-one - Total estimated amount of \$23,016,656.12 - Financing: General Fund

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

41. [21-931](#) Authorize a three-year subscription agreement for access to a criminal investigation database managed by the Department of Information and Technology Services for the Police Department and the Fire-Rescue Department through an Interlocal Agreement with Sam Houston State University - Not to exceed \$159,000 - Financing: 9-1-1 System Operations Fund (subject to annual appropriations)

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

- ~~42. [21-932](#) Authorize the sale of (1) one 2015 Dodge Charger through a public auction ending on April 27, 2021 to Eric Guzman in the amount of \$23,500, highest bidder; and (2) one 2018 GMC Sierra pickup truck through a public auction ending on May 5, 2021 to Tindell Investments, LLC in the amount of \$41,500, highest bidder - Total Revenue: General Fund (\$55,250) and Express Business Center Fund (\$9,750)~~

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

43. [21-926](#) Authorize Supplemental Agreement No. 1 to exercise the first of two, one-year renewal options to the service contract with All City Management Services, Inc. for school crossing guard services for Court and Detention Services - Not to exceed \$4,521,145 - Financing: General Fund (subject to annual appropriations)

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

44. [21-948](#) Authorize Supplemental Agreement No. 1 to increase the service contract with Moir Watershed Services, LLC in the amount of \$462,563.44, from \$1,850,253.75 to \$2,312,817.19 and Good Earth Corporation in the amount of \$287,433.75, from \$1,149,735.00 to \$1,437,168.75 for grounds maintenance services of floodway levees, gateways, and various City properties - Total amount not to exceed \$749,997.19, from \$2,999,988.75 to \$3,749,985.94 - Financing: General Fund (\$183,749.33), Stormwater Drainage Management Fund (\$398,248.50), Nas Redevelopment Fund (\$134,999.49), Sanitation Operation Fund (\$17,999.93), and Equipment and Fleet Management Fund (\$14,999.94) (subject to annual appropriations)

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

#### Park & Recreation Department

45. [21-1026](#) Authorize **(1)** a first amendment to the management agreement with Fair Park First to amend sections 3.01(c), 3.01(f), 3.02 (a), 4.20, 14.03; and add a section 3.02(b) regarding maintenance and operation of the Children's Aquarium; and **(2)** funding through the Equity Revitalization Capital Fund and the General Fund - Not to exceed \$3,219,095.00 - Financing: Equity Revitalization Capital Fund (\$500,000.00) and General Fund (\$2,719,095.00) (subject to appropriations)

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

46. [21-899](#) Authorize a professional services contract with GSR Andrade Architects, Inc. for architectural and engineering services for the schematic design, design development, construction documents, bidding and negotiation, and construction administration for the Centennial Building Improvements Project located at 1001 Washington Street in Fair Park - Not to exceed \$472,640.00 - Financing: Fair Park Improvements (C) Fund (2017 General Obligation Bond Fund)

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

47. [21-947](#) Authorize a professional services contract with TEAM Consultants, Inc. for construction materials testing and inspection services for the Trinity Forest Spine Trail North Phase I located from the Santa Fe Trail to Samuel Boulevard - Not to exceed \$63,246.50 - Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund)

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

48. [21-900](#) Authorize a construction services contract for the construction of Trinity Forest Spine Trail North Phase I located from the Santa Fe Trail to Samuel Boulevard - North Rock Construction, LLC, lowest responsible bidder of five - Not to exceed \$5,735,687.08 - Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund)

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

49. [21-957](#) Authorize an increase in the construction services contract with Azteca Enterprises, Inc. for additional scope of work for construction of the Fair Park Coliseum Facility Improvements Project located at 1438 Coliseum Drive in Fair Park including additional improvements to the mechanical controls, coils, and dampers; a dedicated air conditioner for the audio system room; relocation of chiller equipment; and cleaning of existing air handler units - Not to exceed \$185,038.47, from \$11,139,193.77 to \$11,324,232.24 - Financing: Fair Park Improvements (C) Fund (2017 General Obligation Bond Fund)

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

#### Police Department

50. [21-954](#) Authorize ~~the City Manager to work~~ [the City Manager to execute a Memorandum of Understanding](#) with the University of North Texas at Dallas to evaluate and identify sites on the University of North Texas at Dallas campus, [or other locations as necessary](#), which may be suited to the needs of Dallas Police Department training activities ~~and to report his findings to the City Council with a recommendation for further action~~ - Financing: No cost consideration to the City

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

**Water Utilities Department**

51. [21-1058](#) Authorize the (1) deposit of the amount awarded by the Special Commissioners in the condemnation proceeding styled CITY OF DALLAS VS. TONY GARCIA ROGERS, et al., Cause No. CC-20-05405-D, pending in Dallas County Court at Law No. 4, for acquisition from Tony Garcia Rogers, of an improved tract of land containing a total of approximately 4.41 acres located at the west terminus of Mexicana Road for the Dallas Floodway Project; and (2) settlement of the condemnation proceeding for an amount not to exceed the award - Not to exceed \$139,917.00, increased from \$114,583.00 (\$111,083.00, plus closing cost and title expenses not to exceed \$3,500.00) to \$254,500.00 (\$250,000.00, plus closing costs and title expenses not to exceed \$4,500.00) - Financing: Flood Protection and Storm Drainage Facilities Fund (2006 General Obligation Bond Fund)

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

52. [21-680](#) Authorize a construction services contract for (1) an eighteen-month master agreement for water and wastewater small services installations in the amount of \$5,340,775.00; (2) the installation of water and wastewater mains at four locations in the amount of \$2,571,487.50 (list attached to the Agenda Information Sheet); and (3) an eighteen-month master agreement for water and wastewater mainline extensions and emergency mainline installations and relocations at various locations in the amount of \$2,645,375.00 - Total not to exceed \$10,557,637.50 - Douglas Dailey Construction, LLC, lowest bidder of three - Financing: Water Construction Fund (\$5,414,338.75) and Wastewater Construction Fund (\$5,143,298.75)

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

53. [21-679](#) Authorize a construction services contract for the installation of erosion control improvements at 11 locations (list attached to Agenda Information Sheet) - TREG Erosion Control Specialists, LLC, lowest responsible bidder of three - Not to exceed \$4,694,826.00 - Financing: Storm Drainage Management Capital Construction Fund (\$2,489,011.00), Flood Control (D) Fund (2017 General Obligation Bond Funds) (\$1,303,765.00), and Flood Protection and Storm Drainage Facilities Fund (2012 General Obligation Bond Funds) (\$902,050.00)

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

54. [21-892](#) Authorize a three-year contract, with four three-year renewal options, not to exceed 15 years, with the Town of Hickory Creek to provide untreated water services, from June 27, 2021 through June 26, 2024 - Estimated Annual Revenue: Dallas Water Utilities Fund \$10.00

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

## **ITEMS FOR INDIVIDUAL CONSIDERATION**

### **City Secretary's Office**

55. [21-998](#) 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)

### **Department of Housing & Neighborhood Revitalization**

56. [21-365](#) Authorize the execution of a conditional grant agreement with 1600 Pennsylvania, a nonprofit subsidiary of St. Philip's School and Community Center, in the amount of \$550,000.00 for public infrastructure improvements and construction costs of up to six single-family homes and up to one accessory dwelling unit and in the amount of \$120,000.00 for the purchase and installation of solar panels for six single-family homes - Total not to exceed \$670,000.00 - Financing: ECO (I) Fund (2017 General Obligation Bond Fund) (\$550,000.00) and General Fund (\$120,000.00)

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

**Office of Economic Development**

57. [21-1006](#) Authorize execution of a development agreement and all other necessary documents with Gateway Oak Cliff, LP and/or its affiliates in an amount not to exceed \$4,245,432.00, payable from Oak Cliff Gateway TIF District Funds, in consideration of the Gateway Oak Cliff Mixed-Income Development Project on property currently addressed at 400 South Beckley Avenue in Tax Increment Financing Reinvestment Zone Number Three (Oak Cliff Gateway TIF District) - Not to exceed \$4,245,432.00 - Financing: Oak Cliff Gateway TIF District Fund (subject to annual appropriations from tax increments)

**Attachments:** [Map](#)  
[Resolution](#)  
[Exhibit A](#)  
[Exhibit B1](#)  
[Exhibit B2](#)  
[Exhibit C](#)  
[Exhibit D](#)

**ITEMS FOR FURTHER CONSIDERATION****Office of Environmental Quality & Sustainability**

58. [21-1064](#) A resolution authorizing **(1)** the adoption of the Urban Forest Master Plan (UFMP); **(2)** the coordination of an internal UFMP Staff Task Force to guide implementation of the UFMP; **(3)** the identification and convening of an UFMP Citywide Task Force formed of a diverse and representative group of external urban forest stakeholders to advise on plan implementation and support regular reporting on the UFMP, and other related issues; and **(4)** to provide for regular reporting on progress under the UFMP - Financing: This action has no cost consideration to the City (see Fiscal Information) (This item was deferred on May 26, 2021)

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

**PUBLIC HEARINGS AND RELATED ACTIONS****Department of Sustainable Development and Construction****ZONING CASES - CONSENT**

- Z1. [21-970](#) A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2118 for a vehicle display, sales, and service use on property zoned Subdistrict 2 within Planned Development District No. 534, the C. F. Hawn Special Purpose District No. 2, with a D-1 Liquor Control Overlay, on the south line of C. F. Hawn Service Road, east of Murdock Road  
Recommendation of Staff and CPC: Approval for a three-year period, subject to a site plan and conditions  
Z190-301(RM)

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

- Z2. [21-972](#) 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. 597 on property zoned an FWMU-3 Form Walkable Mixed Use Subdistrict with SH-3 Shop Front Overlay on a portion; an NC Neighborhood Commercial Subdistrict; and an MF-2(A) Multifamily Subdistrict with Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District and Planned Development District No. 597, in an area generally bound by both sides of Peabody Avenue, Julius Schepps Freeway, Panama Place, and Holmes Street.  
Recommendation of Staff and CPC: Approval subject to a conceptual plan, a revised development plan, a revised landscape plan, a revised traffic management plan, and conditions.  
Z190-367(ND)

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

- Z3. [21-973](#) A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 553 to create two subareas at the southeast corner of Preston Road and Orchid Lane.  
Recommendation of Staff and CPC: Approval, subject to a conceptual plan, a revised development plan for Subarea A, a revised traffic management plan, and conditions.  
Z201-142(JK)

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

- Z4. [21-975](#) A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2276 for vehicle display, sales, and service on property zoned Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3, with a D-1 Liquor Control Overlay, at the southwest corner of Ellenwood Drive and C.F. Hawn Freeway  
Recommendation of Staff and CPC: Approval for a two-year period, subject to a revised site plan and conditions  
Z201-153(RM)

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

- Z5. [21-1021](#) A public hearing to receive comments regarding an application for and an ordinance granting an IR Industrial Research District on property zoned Planned Development District No. 394, at the southwest corner of North Stemmons Freeway and Southwell Road  
Recommendation of Staff and CPC: Approval  
Z201-163(CT)

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

- Z6. [21-985](#) A public hearing to receive comments regarding an application for and **(1)** an ordinance granting a Planned Development District for MU-1 Mixed Use District uses; and **(2)** an ordinance granting the termination of Specific Use Permit No. 1057 for an establishment for the care of alcoholic, narcotic, and psychiatric patients on property zoned an MF-2(A) Multifamily District, on the west side of North Westmoreland Road and south of Canyon Bluff Boulevard  
Recommendation of Staff and CPC: Approval, subject to a development plan and conditions and approval of the termination of Specific Use Permit No. 1057  
Z201-159(RM)

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

- Z7. [21-986](#) A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a bed and breakfast on property zoned Subarea 3 within Planned Development District No. 362 with a H/72 Peak's Suburban Addition Neighborhood Historic District Overlay, on the east side of Gaston Avenue, south of South Fitzhugh Avenue  
Recommendation of Staff and CPC: Approval for a two-year period, subject to a site plan and conditions  
Z201-166(CT)

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

- Z8. [21-987](#) A public hearing to receive comments regarding an application for and an ordinance granting an amendment to and the renewal of Specific Use Permit No. 2186 for a private school use on property zoned CR-D Community Retail District with a D Liquor Control Overlay, on the southwest corner of East Grand Avenue and Shadyside Lane  
Recommendation of Staff and CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan, a revised traffic management plan, and conditions  
Z201-187(LG)

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

- Z9. [21-988](#) A public hearing to receive comments regarding an application for and an ordinance granting an IR Industrial Research District on property zoned CR Commercial Retail District, on the east side of Denton Road, south of Brookfield Avenue  
Recommendation of Staff and CPC: Approval  
Z201-196(LG)

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

#### ZONING CASES - INDIVIDUAL

- Z10. [21-854](#) A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2278 for an extended-hours historic house museum and meeting space and fundraising use on property zoned Area G within Planned Development District No. 63, on the southeast corner of Swiss Avenue and Parkmont Street  
Recommendation of Staff and CPC: Approval for a period expiring on January 24, 2024, subject to conditions  
Z190-323(CT)

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

- Z11. [21-990](#) A public hearing to receive comments regarding an application for a Planned Development District for MU-3 Mixed Use District uses and warehouse and outside storage uses on property zoned an MU-3 Mixed Use District, on the south side of West Mockingbird Lane, east of Elmbrook Drive  
Recommendation of Staff and CPC: Denial  
Z190-348(LG)

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

- Z12. [21-991](#) A public hearing to receive comments regarding an application for a Planned Development District for MU-1 Mixed Use District uses; and termination of deed restrictions [Z990-137] on property zoned an MU-1 Mixed Use District and CR Community Retail District, at the southeast corner of Gaston Avenue, Garland Road, and East Grand Avenue  
Recommendation of Staff: Approval, subject to a development plan and staff's recommended conditions; and approval of the termination of the deed restrictions [Z990-137]  
Recommendation of CPC: Denial without prejudice  
Z201-139(NN)

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

- Z13. [21-992](#) A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1889 for a late hours establishment limited to an alcoholic beverage establishment limited to a bar, lounge, or tavern use on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District, on the east line of Greenville Avenue, north of Prospect Avenue  
Recommendation of Staff: Approval for a five-year period, subject to conditions  
Recommendation of CPC: Approval for a three-year period, subject to conditions  
Z201-148(CT)

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

#### ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL

- Z14. [21-744](#) A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 2087 for a recycling buy-back center for the collection of household metals and recyclable materials on property zoned an IM Industrial Manufacturing District, generally on the northwest side of Hickory Street, northeast of South Malcolm X Boulevard  
Recommendation of Staff and CPC: Approval for a two-year period, subject to a revised site plan and conditions  
Z190-284(PD)  
Note: This item was deferred by the City Council before opening the public hearing on April 14, 2021, and is scheduled for consideration on June 9, 2021

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

- Z15. [21-846](#) A public hearing to receive comments regarding an application for and an ordinance granting an MF-1(A) Multifamily Subdistrict on property zoned an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the west line of Elsie Faye Heggins Street, south of Lyons Street  
Recommendation of Staff and CPC: Approval  
Z201-103(CT)  
Note: This item was deferred by the City Council before opening the public hearings on March 24, 2021 and April 28, 2021, and is scheduled for consideration on June 9, 2021

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

- Z16. [21-1104](#) A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for R-7.5(A) Single Family District uses and a Fire Station use on property zoned an R-7.5(A) Single Family District, in an area generally bound by South Beacon Street, East Grand Avenue, and Winslow Avenue  
Recommendation of Staff and CPC: Approval, subject to a development plan, a landscape plan, and conditions  
Z201-164(NN)  
Note: This item was deferred by the City Council before opening the public hearing on May 26, 2021 and is scheduled for consideration on June 9, 2021

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

- Z17. [21-1111](#) A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for TH-3(A) Townhouse District Uses on property zoned an IR Industrial Research District and a TH-3(A) Townhouse District, south of Muncie Avenue, between Conklin Street and Borger Street  
Recommendation of Staff and CPC: Approval, subject to a conceptual plan and conditions  
Z190-279(CT)  
Note: This item was deferred by the City Council before opening the public hearing on May 26, 2021 and is scheduled for consideration on June 9, 2021

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

- Z18. [21-1105](#) A public hearing to receive comments regarding an application for and **(1)** an ordinance granting an amendment to and an expansion of Planned Development District No. 794; and **(2)** an ordinance granting the termination of Specific Use Permit No. 1714 for a community service center on property zoned Planned Development District No. 794 and CR Community Retail District, on the northwest side of Inwood Road, between Cedar Springs Road and Nash Street  
Recommendation of Staff and CPC: [Approval of an amendment to Planned Development District No. 794](#), subject to a revised conceptual plan and conditions; [and approval of the termination of Specific Use Permit No. 1714](#)  
Z201-181(RM)  
Note: This item was deferred by the City Council before opening the public hearing on May 26, 2021, and is scheduled for consideration on June 9, 2021

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

## **THOROUGHFARE PLAN AMENDMENTS**

### **Department of Transportation**

- PH1. [21-766](#) A public hearing to receive comments to amend the City of Dallas Thoroughfare Plan to **(1)** change the dimensional classification of Nowitzki Way from Houston Street to Field Street from a special six-lane undivided roadway within 122 feet of right-of-way to a special five-lane divided roadway with two-way cycle track on the southside of the roadway in 122 feet of right-of-way; **(2)** change the dimensional classification of Field Street from Nowitzki Way to Ashland Street from an existing roadway to a special six-lane divided roadway with two-way cycle track in 100 feet of right-of-way; and **(3)** change the dimensional classification of Harwood Street from Cedar Springs Road to Woodall Rodgers Freeway from standard four-lane undivided roadway in 60 feet of right-of-way to a special three-lane roadway with two-way cycle track on the westside of roadway in 60 to 62 feet of right-of-way; and, at the close of the public hearing, authorize an ordinance implementing the change - Financing: This action has no cost consideration to the City (see fiscal information for potential future costs)

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

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

- PH2. [21-756](#) A public hearing to receive comments regarding an application by LDG The Standard at Royal Lane, LP, or its affiliates (Applicant) to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Low Income Housing Tax Credits for The Standard at Royal Lane located at 2737 Royal Lane, Dallas Texas 75229 (the "Development"); and, at the close of the public hearing adopt a Resolution of No Objection for Applicant, related to its application to TDHCA for the development of The Standard at Royal Lane and in accordance with 10 TAC §11.3(d) (the "Administrative Code"), specifically allow the construction of the Development, as required by the Administrative Code, because the Development is within one linear mile or less of Dallas Stemmons Apartment (a 9% housing tax credit development located at 2435 Southwell Road), and is therefore subject to the One Mile Three Year Rule - Financing: No cost consideration to the City

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

**Office of Economic Development**

- PH3. [21-983](#) A public hearing to receive comments concerning the second extension of the Public/Private Partnership Program Guidelines and Criteria; and at the close of the hearing, authorize a resolution approving the second extension of the Public/Private Partnership Program Guidelines and Criteria for the period July 1, 2021 through June 30, 2022 - Financing: No cost consideration to the City

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

**Office of Environmental Quality & Sustainability**

- PH4. [21-1010](#) A public hearing to receive comments on a proposed municipal setting designation to prohibit the use of groundwater as potable water beneath property owned by ESS WCOT OWNER LLC, located near the intersection of Lemmon Avenue and Hedgerow Drive and adjacent street rights-of-way; and an ordinance authorizing support of the issuance of a municipal setting designation to ESS WCOT OWNER LLC by the Texas Commission on Environmental Quality and prohibiting the use of groundwater beneath the designated property as potable water - Financing: No cost consideration to the City  
Recommendation of Staff: Approval

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

**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]