

MINUTES OF THE CITY COUNCIL COMMITTEE
TUESDAY, AUGUST 27, 2024

24-0013

SPECIAL CALLED ECONOMIC DEVELOPMENT COMMITTEE
CITY COUNCIL CHAMBER, CITY HALL/VIDEO CONFERENCE
MAYOR PRO TEM TENNELL ATKINS, PRESIDING

PRESENT: [7] Atkins, *Narvaez (**11:18 a.m.), West, Arnold, Bazaldua (**11:22 a.m.),
Stewart (**11:19 a.m.), Ridley

ABSENT: [0]

The meeting was called to order at 11:14 a.m. with a quorum of the committee present.

The meeting agenda, posted in accordance with Chapter 551, "OPEN MEETINGS," of the Texas Government Code, was presented.

After all business properly brought before the committee had been considered, the meeting adjourned at 1:10 p.m.

Chair

ATTEST:

City Secretary Staff

Date Approved

The agenda is attached to the minutes of this meeting as EXHIBIT A.

The actions taken on each matter considered by the committee are attached to the minutes of this meeting as EXHIBIT B.

The briefing materials for this meeting are filed with the City Secretary's Office as EXHIBIT C.

***Note: Members of the Committee participated in this meeting by video conference.**

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

MINUTES OF THE CITY COUNCIL COMMITTEE
TUESDAY, AUGUST 27, 2024

EXHIBIT A

RECEIVED

2024 AUG 19 PM 2:28

**CITY SECRETARY
DALLAS, TEXAS**

City of Dallas

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

Public Notice

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POSTED CITY SECRETARY
DALLAS, TX



Economic Development Committee

August 27, 2024

11:00 AM

SPECIAL CALLED MEETING

2023 CITY COUNCIL APPOINTMENTS

COUNCIL COMMITTEE	
ECONOMIC DEVELOPMENT Atkins (C), Narvaez (VC), Arnold, Bazaldua, Ridley, Stewart, West	GOVERNMENT PERFORMANCE AND FINANCIAL MANAGEMENT West (C), Blackmon (VC), Mendelsohn, Moreno, Resendez
HOUSING AND HOMELESSNESS SOLUTIONS Moreno (C), Mendelsohn (VC), Gracey, West, Willis	PARKS, TRAILS, AND THE ENVIRONMENT Stewart (C), Moreno (VC), Arnold, Bazaldua, Blackmon, Narvaez, West
PUBLIC SAFETY Mendelsohn (C), Stewart (VC), Atkins, Moreno, Willis	QUALITY OF LIFE, ARTS, AND CULTURE *Ridley (C), Resendez (VC), Bazaldua, Blackmon, Gracey, Schultz, Willis
TRANSPORTATION AND INFRASTRUCTURE Narvaez (C), Gracey (VC), Atkins, Mendelsohn, Resendez, Schultz, Stewart	WORKFORCE, EDUCATION, AND EQUITY *Arnold (C), *Schultz (VC), Bazaldua, Blackmon, Resendez, Ridley, Willis
AD HOC COMMITTEE ON ADMINISTRATIVE AFFAIRS Atkins (C), Mendelsohn, Moreno, Ridley, Stewart	AD HOC COMMITTEE ON GENERAL INVESTIGATING AND ETHICS Mendelsohn (C), Gracey, Johnson, Schultz, Stewart
AD HOC COMMITTEE ON JUDICIAL NOMINATIONS Ridley (C), Resendez, West	AD HOC COMMITTEE ON LEGISLATIVE AFFAIRS Mendelsohn (C), Atkins, Gracey, Narvaez, Stewart
AD HOC COMMITTEE ON PENSIONS Atkins (C), Blackmon, Mendelsohn, Moreno, Resendez, Stewart, West, Willis	AD HOC COMMITTEE ON PROFESSIONAL SPORTS RECRUITMENT AND RETENTION Gracey (C), Blackmon, Johnson, Moreno, Narvaez, Resendez, Schultz

(C) – Chair, (VC) – Vice Chair

* Updated:6/28/24

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

General Information

The Dallas Council Committees regularly meet on Mondays beginning at 9:00 a.m. and 1:00 p.m. in the Council Chambers, 6th floor, City Hall, 1500 Marilla. Council Committee agenda meetings are broadcast live on bit.ly/cityofdallastv and on Time Warner City Cable Channel 16.

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 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.

Información General

Los Comités del Concejo de la Ciudad de Dallas se reúnen regularmente los lunes en la Cámara del consejo en el sexto piso del Ayuntamiento, 1500 Marilla, a partir de las 9:00 a.m. y la 1:00 p.m. Las reuniones de la agenda del Comité del Consejo se transmiten en vivo por la estación de bit.ly/cityofdallastv y por cablevisión en la estación *Time Warner City Cable Canal 16*.

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 retrasará o interrumpirá los procedimientos, o se negará 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 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 precisará 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 pistola 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."

The City Council Economic Development Committee meeting will be held by videoconference and in the Council Chambers, 6th Floor at City Hall.

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 Public Affairs and Outreach will also stream the Economic Development Committee on Spectrum Cable Channel 95 and [bit.ly/cityofdallastv](https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m3021a8eba53c06b8ffc234ab188855d8):

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m3021a8eba53c06b8ffc234ab188855d8>

Call to Order

BRIEFING ITEMS

A [24-2586](#) Update on Forward Dallas 2.0 [Emily Liu, Director, Planning and Development Department]

Attachments: [Presentation](#)

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]

MINUTES OF THE CITY COUNCIL COMMITTEE
TUESDAY, AUGUST 27, 2024

EXHIBIT B

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

AUGUST 27, 2024

BRIEFING ITEMS

Item A: Update on Forward Dallas 2.0

The following individuals briefed the committee on the item:

- Emily Liu, Director, Planning and Development Department;
- Dr. Brita Andercheck, Chief Data Officer, Data Analytics & Business Intelligence;
- Andrea Gilles, Deputy Director of Planning and Development, Planning and Development Department;
- Lawrence Agu III, Chief Planner, Planning and Development; and
- Patrick Blaydes, Chief Planner, Planning and Development Department

MINUTES OF THE CITY COUNCIL COMMITTEE
TUESDAY, AUGUST 27, 2024

EXHIBIT C



City of Dallas

***FORWARD*DALLAS**

Economic Development
Council Committee

Briefing
August 27, 2024

Emily Liu, FAICP, Director
Andrea R. Gilles, AICP, Deputy Director
Planning & Development Department

Agenda



- **Facts**
- **Highlights**
- **History**
- **Next**

Relation to zoning.the comprehensive plan serves merely as a guide for rezoning requests rather than as a mandatory restriction on the city's authority to regulate land use. The comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. The comprehensive plan does not limit the ability of the city to prepare other plans, policies, or strategies as required.

SEC. 51A-1.108(e)



ForwardDallas Facts: What it Does Not



- ForwardDallas 2.0 **DOES NOT**
 - Include a recommendation to rezone single-family neighborhoods.
 - Change Historic Districts, Conservation Districts, Neighborhood Stabilization Overlays and neighborhood-led PDs.
 - Recommend apartments on every residential lot or eliminate residential lot sizes.
 - Change the zoning review process—each zoning case will still be filed with the planning and development department, will be reviewed by staff, reviewed by the CPC and if recommended, will move to the City Council for review and final vote.



#1: Housing Design Standards



Recommend updating the development code to incorporate more residential design standards and making design overlays easier for neighborhoods to use.

ForwardDallas 2.0

MOBILITY + ACCESS



Identifies travel mode. Ensure safety and connectivity are prioritized for all mobility options.

STREETScape + PARKING



Describes the appropriate parking type, location, and relationship between the street and pedestrian zones. Parking should be accessible, but also designed to minimize visual impacts.

BUILDING FORM + CHARACTER



Suggests building orientation, density, placement, and number of levels. Development should harmoniously respect the scale of its context.

GREEN + OPEN SPACE



Recommends shared space design, landscape treatments, and park accessibility. Open spaces should be easily accessible and located to ensure a 10-minute walk for all residents.

Existing



#2: Land Use Locational Conditions



ForwardDallas 2.0

Provide clarity on what is a primary land use and what is a secondary land use.

Add preferred locations for different housing types.



Existing

Residential Neighborhood

This Building Block is designed to be primarily residential with single-family homes and some lower density multifamily housing options. This area could include small, individual apartment buildings and condos, townhomes, and small, medium and large sized single-family homes.

FD '06, Policy Plan – pg. II-i-29

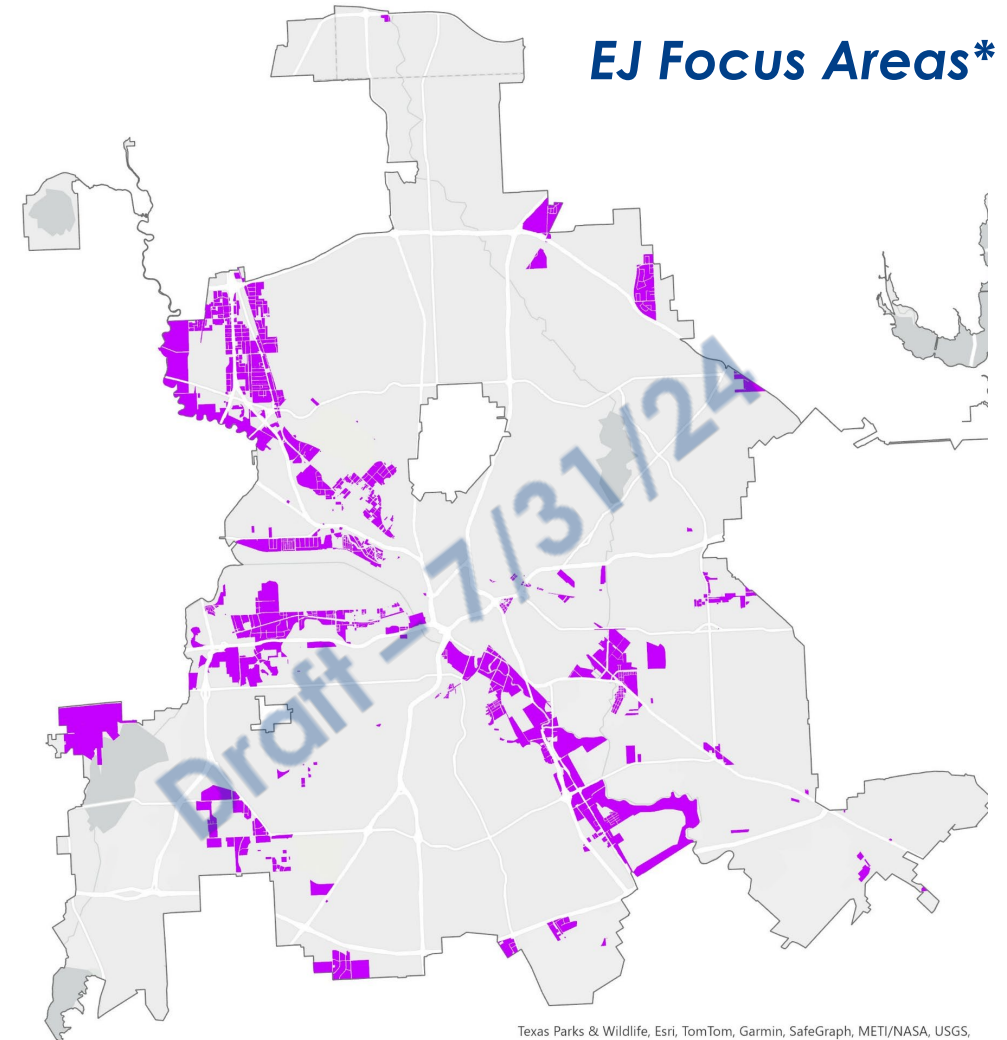


#3: Environmental Justice Areas



Identify areas where existing residential is still zoned for industrial uses and/or where potentially harmful industrial uses are nearby residential uses and recommends prioritizing authorized hearings in those areas.

**Note: Prioritization of areas to be developed post-adoption in tandem with Authorized Hearing and Neighborhood Planning Teams.*



Texas Parks & Wildlife, Esri, TomTom, Garmin, SafeGraph, METI/NASA, USGS.



#4. Transit-Oriented Development



Acknowledge that not all transit areas are the same and recommends that future transit-oriented development (TOD) take into consideration the context of the surrounding area.

1 NEIGHBORHOOD CENTERS
 DART Typology: Community Centers
 Image: NACTO

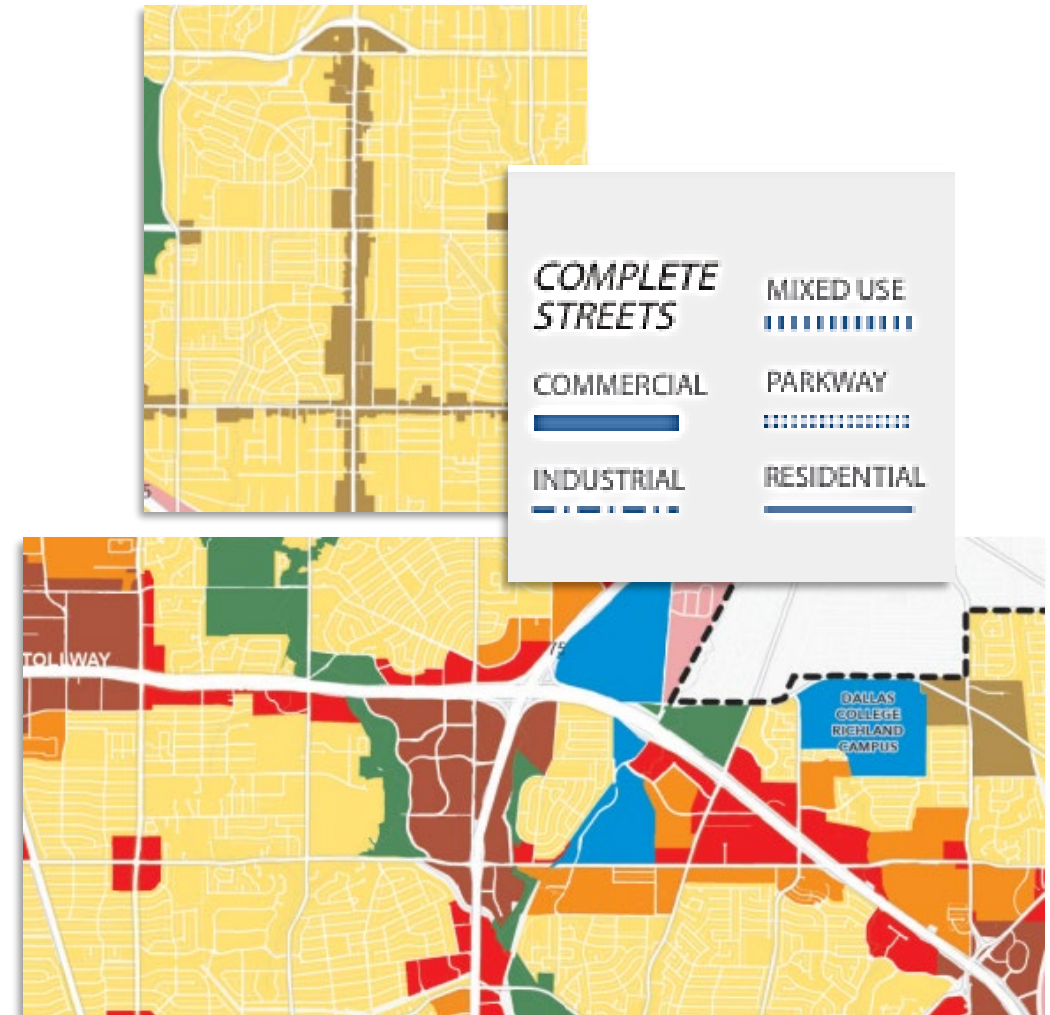
Character Description
 Neighborhood Centers are local activity centers in a suburban context with a low to moderate mix of uses near a transit station or center.



#5: Revitalize Commercial Centers



Recommend revitalizing aging commercial corridors to accommodate the demand for walkable, mixed-use development.



Key Issues: Historical Land Use Inequities



Kessler Plan Association upholds segregation:

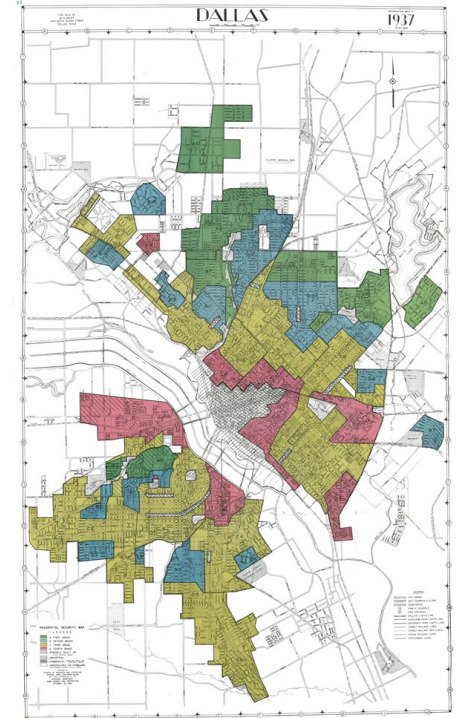
“Whites who have bought homes are entitled to protection from encroachment of Negroes moving into the neighborhood.”¹

Ambler Realty Co v. Village of Euclid

- Federal case that provided legal support for the segregation of **land, usages,** and **people** in neighborhoods and cities.

HOLC Redlining Maps

Federal agency named Home Owners’ Loan Corporation (HOLC), created “Residential Security” maps of major American cities that documented how loan officers, appraisers and real estate professionals evaluated mortgage lending risk. Neighborhoods considered high risk or “Hazardous” were often “redlined” by lending institutions, denying them access to capital investment which could improve the housing and economic opportunity of residents.



1926

1926

1937



1. University of North Texas Libraries, The Portal to Texas History: <https://texashistory.unt.edu/ark:/67531/metaph129158/>



Key Issues: Historical Land Use Inequities



The Bartholomew Plan proposed the expansion of Love Field, which would eventually displace many Blacks in the Elm Thicket neighborhood using eminent domain. Plan also stated:

“The single-family residence areas of the city should be given protection.. Almost every-single family residence area in the city has already been damaged in some degree by the intrusion of rental residential uses such as duplexes or apartments...Experience in other cities indicates that these areas can be expected to depreciate faster, in other words to become blighted districts and slums more quickly, than would be the case if the predominant land use had been protected.”

Federal-Aid Highway Act 1956: Recommended that highways be used to separate communities by race and ethnicity.

Zoning Ordinance Update Introduced the concept of PDs, which allowed room for negotiation during the zoning review process

Walker Consent Decree residents in Dallas public housing, filed a class action lawsuit against the Dallas Housing Authority (DHA) and HUD for a "separate and unequal housing system" that racially segregated public housing projects.

Zoning Ordinance Update Largely created to remove cumulative zoning practices that previously allowed for many incompatible land uses that are seen today.

1944



1956



1965



1985



1987





Why ForwardDallas?

Adds to the puzzle of recently adopted citywide policies/plans:

2022-2023 Racial Equity Plan

“Identify through ForwardDallas, mixed-use land uses in historically disadvantaged communities and [propose rezoning] to increase walkable and affordable housing and economic development...”

Dallas Housing Policy 2033 (2023)

“ForwardDallas ... [to] work to increase the production of housing in a targeted manner that aligns with the goals of DHP33.”

Economic Dev Policy (2023)

“Review land use policies through [the] Comprehensive Plan update to heighten job creation at neighborhood level in tandem with redevelopment efforts of aging commercial centers.”

Connect Dallas Mobility Plan (2021)

“Incorporate mobility metrics-- such as impact to vehicle miles traveled and mode split--as key indicators of the land use scenarios to be explored in the upcoming revision of the ForwardDallas comprehensive plan”

CECAP (2020)

“Develop a new comprehensive land use strategy in the upcoming comprehensive plan update to pair with the Strategic Mobility Plan and CECAP goals, adopt policy to reduce transportation related GHG emissions.”



**WHAT'S
NEXT?**

