

MINUTES OF THE CITY COUNCIL COMMITTEE
TUESDAY, SEPTEMBER 3, 2024

24-0013

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

PRESENT: [7] Atkins, Narvaez (**1:05 p.m.), West, Arnold, Bazaldua, Stewart, Ridley

ABSENT: [0]

The meeting was called to order at 1:03 p.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 2:53 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: Indicates arrival time after meeting called to order/reconvened.

MINUTES OF THE CITY COUNCIL COMMITTEE
TUESDAY, SEPTEMBER 3, 2024

EXHIBIT A

RECEIVED

2024 AUG 29 PM 5:40

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

September 3, 2024

1:00 PM

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:

Call to Order

MINUTES

- A. [24-2786](#) Approval of the August 5, 2024, Economic Development Committee Minutes
Approval of the August 27, 2024, Special Call Economic Development Committee Minutes

Attachments: [Minutes](#)
[Minutes](#)

PUBLIC COMMENTS

- B. [24-2787](#) Public comments related to proposed adoption of ForwardDallas 2.0 comprehensive plan

BRIEFING AND ACTION ITEMS

- C. [24-2749](#) Consideration of recommendation of adoption of Forward Dalas 2.0 comprehensive plan.[Emily Liu, Director, Planning and Development Department]

Attachments: [Presentation](#)

MEMOS

- D. [24-2711](#) Office of Economic Development to be Recognized for Awards at 2024 Annual Conference of the International Economic Development Council (IEDC) [Kevin Spath, Director (I), Office of Economic Development]

Attachments: [Memorandum](#)

UPCOMING AGENDA ITEMS

- E. [24-2712](#) TIF Increment Transfer to Housing & Community Development Department
for
Homeowner Stabilization Programs [Kevin Spath, Director (I), Office of
Economic Development]

Attachments: [Memorandum](#)

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
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EXHIBIT B

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

SEPTEMBER 3, 2024

Item A: Approval of the August 5, 2024, Economic Development Committee Minutes
 Approval of the August 27, 2024, Special Called Economic Development
 Committee Minutes

Councilmember West moved to adopt the minutes as presented.

Motion seconded by Councilmember Ridley and unanimously adopted. (Narvaez absent when vote taken)

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

SEPTEMBER 3, 2024

PUBLIC COMMENTS

Item B: Public comments related to proposed adoption of ForwardDallas 2.0 comprehensive plan

The following individuals addressed the committee on the item:

Lisa Marshall, 4545 Royal Ln.
Felisa Conner, 4716 Elsie Faye Heggins St.
Stephanie Champion, 1842 McBroom St.
Leslie Vrugink, 6727 Sunnyland Ln.
Lori Blair, 2010 Autumn Meadow Trl.
Jennifer Rangel, 1441 Westmount Ave.
Susybelle Gosslee, 9511 Faircrest Dr.
Ed Zahra, 1003 Valencia St.
Paul Schmidt, Not Provided

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

SEPTEMBER 3, 2024

BRIEFING AND ACTION ITEMS

Item C: Consideration of recommendation of adoption of Forward Dallas 2.0 comprehensive plan.

The following individual briefed the committee on the item:

- Emily Liu, Director, Planning and Development Department;

Councilmember Ridley moved to forward the item to city council with the following changes:

Executive Summary-VII: Housing Choice, Objective 1, revise to “Encourage a mix of housing types and affordabilities to meet diverse needs”.

Chapter 1:

- **1-2:** Remove Par. 3-5. Except last sentence of 5- “Land use and zoning decisions should proceed from the fundamental tenet that all residents of Dallas are equal and can live and thrive as neighbors in all parts of the City.”
- **1-4:** In title of third section remove undefined term, “neighborhood-led” in front of Planned development districts.
- Par. 1: Insert “and other neighborhood-led efforts, including predominantly residential planned development districts and subdistricts”.

Chapter 2:

- **2-8:** In second column, replace “up to three times lower than the average median home value” with “as little as one third the average median home value”.
- **2-9:** In cloud 3A, replace “Provide a mix of housing types and affordabilities across all neighborhoods to meet diverse needs.” with “Provide a mix of housing types and affordabilities city wide to meet diverse needs.”
 - Create a new objective 3D: Protect and preserve existing neighborhoods. This objective includes - “Identify stable areas and put strategies in place that direct incompatible growth away from these areas of stability and into areas where development can be a force for healthy change.”

Chapter 3:

- **3-14:** Delete last sentence- “Adding new housing types to both contexts is appropriate, provided they are sensitive to existing scale, design, and stability of the neighborhood.”

Modify Community Residential Character Description as follows:

- The Community Residential placetype represents a major mainstay of Dallas. The quality of life in Dallas is reflected in the quality of its neighborhoods. Neighborhoods in this placetype are celebrated for the resilience, value, and stability they add to the city. This plan is designed to protect and support the vital foundation of our existing neighborhoods, promote new, walkable neighborhoods, and encourage support for neighborhoods in need of revitalization. It is vital that in stable neighborhoods, the City, developers, and the local community work together on any proposed changes to bring about quality, sustainable and equitable development that complements the existing context.

- **3-15:** Add at end of CR A-4 “incompatible multiplex, townhome, duplex, triplex and apartment development should be located outside of existing single-family neighborhoods.”
- **3-17:** Revise SF Urban Design Element 20- to: “Density in the form of multiplexes should be prioritized along arterials, not neighborhood streets.”
 - Insert new urban design element 22- Provide visual buffers between Single Family uses and other more intense adjoining uses.
- **3-35:** Revise CCA-1 by replacing “maximized to expand” with “utilized to achieve.”

Chapter 4:

- **4-8:** Objective A, remove “across all neighborhoods”.
 - Objective A1, remove “To ensure that different housing types that may be added into neighborhoods are compatible with existing homes”
 - Objective A4, remove “within neighborhoods, especially”.
- **4-9:** Objective A9, remove "and possibly on corner lots."
 - Objective C19, delete this objective.
 - Objective C20, delete this objective.

Edit Locational Strategy CR as follows:

- When development of different housing types is proposed, location should be an important consideration, along with community feedback, surrounding context, and existing infrastructure and amenities. Incompatible rezoning of individual single-family lots, especially mid-block, is generally discouraged. Properties near transit stations and along commercial corridors, transition areas between non-residential and existing residential areas, former civic/institutional properties, and underutilized shopping centers should be considered for adding these alternative housing types. Tearing down existing housing for replacement and incompatible infill is not encouraged by this plan. Existing housing stock should be preserved and retained whenever possible to maintain stable neighborhoods and minimize the displacement of existing residents, particularly in areas identified as high risk for displacement.

Create a section entitled “Neighborhood Preservation and Stability” with language from 2006:

- Forward Dallas recognizes that it is imperative to maintain, stabilize and revitalize existing neighborhoods.
- Encouraging the creation of new neighborhoods that are safe, pedestrian friendly, and provide diverse housing opportunities is one of the city’s key economic development priorities.
- Dallas has a strong tradition of neighborhood self-determination, which should be promoted to ensure the continued vitality of all neighborhoods.
- Support efforts to improve and stabilize neighborhoods.

Motion seconded by Deputy Mayor Pro Tem Bazaldua.

During discussion, Councilmember Narvaez moved a subsidiary motion to:

- **In 3-14 add to CR Character description:**
 - Improving opportunities for more home ownership opportunities is also important within this placetype. Dallas has a high percentage of rental housing, especially concentrated in large apartment complexes. Based on public research and community workshops, there is an unmet demand for more homeownership, including traditional single-family homes, townhouses, duplexes and condominiums.
- Add more focus on housing affordability; improve notification and engagement in zoning cases Potential Additions:
- Prioritize the development of a *housing* density bonus program to ensure that new “missing middle” housing units (including townhomes, duplexes and triplexes, etc.) are appropriately priced to low- and moderate-income families.
- Develop a comprehensive city-wide community engagement strategy to ensure that all impacted residents including renters are appropriately notified and engaged in neighborhood planning and development projects.

Motion seconded by Councilmember Ridley.

After discussion, Presiding Officer Atkins called a vote on Councilmember Narvaez’s subsidiary motion and declared the subsidiary motion unanimously adopted.

Councilmember Stewart moved a subsidiary motion to:

Community Engagement

- Add to Neighborhood Preservation and Stability section proposed by Councilmember Ridley
 - Changes to areas within the Community Residential neighborhoods must prioritize community engagement. The community engagement should be initiated early in the process that is bringing about the change and should be given significant weight in the decision making that occurs within this process.

Matrix

- Add footnote: “The land use matrix is not intended to be a zoning use matrix.”
Define secondary use as:
 - Secondary Use: A less prevalent use that may serve to support or complement the primary land use in a place type, but often requires justification and higher scrutiny and adherence with the locational strategy.
 - **3-54: Land Use Map-** Add footnote “The land use map provides general graphic intent; the text provides more detail. The land use map is intended to be used in concert with the written text.”

Motion seconded by Deputy Mayor Pro Tem Bazaldua

After discussion, Presiding Officer Atkins called a vote and declared Councilmember Stewart’s subsidiary motion unanimously adopted.

Deputy Mayor Pro Tem Bazaldua moved a subsidiary motion to:

Chapter 4:

- Objective A2, replace with “Explore updating development code to create new districts for tiny homes and cottage courts, incorporating design standards.”
- Objective A3, replace “infill” with “new” and “urban.”
- Objective C17, remove “an integrated housing infill policy that provides”

From Presentation:

- Move Triplexes to secondary uses in the Community Residential and Small Town Residential place types.
- Remove: “in our neighborhoods, along with existing and any additional single family attached homes.” From second bullet point.

Motion seconded by Councilmember Narvaez.

After discussion, Presiding Officer called a vote on Deputy Mayor Pro Tem Bazaldua’s subsidiary motion and declared the motion adopted on a divided vote with Councilmember West and Councilmember Arnold voting “No.”

Presiding Officer Atkins called a vote on Councilmember Ridley’s motion as amended and declared the motion unanimously adopted.

Councilmember Ridley moved to forward the item with the committee recommendations to the September 25, 2024 voting agenda meeting of the city council.

Motion seconded by Councilmember Narvaez and unanimously adopted.

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

SEPTEMBER 3, 2024

MEMOS

Item C: Office of Economic Development to be Recognized for Awards at 2024 Annual Conference of the International Economic Development Council (IEDC)

The committee discussed the item.

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

SEPTEMBER 3, 2024

UPCOMING AGENDA ITEMS

Item E: TIF Increment Transfer to Housing & Community Development Department for Homeowner Stabilization Programs

The committee discussed the item.

MINUTES OF THE CITY COUNCIL COMMITTEE
TUESDAY, SEPTEMBER 3, 2024

EXHIBIT C