

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, DECEMBER 11, 2024

24-1730

VOTING AGENDA MEETING
DALLAS CITY HALL, COUNCIL CHAMBER/VIDEO CONFERENCE
MAYOR ERIC JOHNSON, PRESIDING

PRESENT: [15] Johnson, Atkins, Arnold, West, Moreno, Gracey, Resendez, Narvaez (**9:29 a.m.), Bazaldua, Blackmon, Stewart, Schultz, Mendelsohn, Willis, Ridley

ABSENT: [0]

The meeting was called to order at 9:23 a.m. with a quorum of the city council present.

The invocation was given by Rabbi Andrew Paley with the Dallas Police Department.

Mayor Johnson led the pledge of allegiances of the United States of America and Texas State flags.

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

The meeting recessed to closed session at 1:08 p.m. and reconvened to open session at 2:31 p.m.

After all business properly brought before the city council had been considered, the city council adjourned at 6:49 p.m.

ATTEST: _____
Mayor

City Secretary Date Approved

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

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

The actions taken on renewal motions that allows the city council to further discuss (reconsideration) or dispose (rescind) of a motion previously considered by the city council, are filed with the City Secretary as official public records and comprise EXHIBIT C to the minutes of this meeting.

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

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

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, DECEMBER 11, 2024

EXHIBIT A

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, DECEMBER 11, 2024

EXHIBIT B

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1731

CITIZEN SPEAKERS

In accordance with the City Council Rules of Procedure, the city council provided "open microphone" opportunities for the following individuals to comment on matters that were scheduled on the city council voting agenda or to present concerns or address issues that were not matters for consideration listed on the posted meeting agenda:

OPEN MICROPHONE – BEGINNING OF MEETING:

SPEAKER: Kevin Felder, 8624 Ferguson Rd.
SUBJECT: Karma has arrived

SPEAKER: Alex Stein, 7509 Inwood Rd.
SUBJECT: Mayor

OPEN MICROPHONE – END OF MEETING:

There were no speakers under this category.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1732

Item 1: Approval of Minutes of the November 13, 2024 City Council Meeting and
November 19, 2024 Special Called City Council Meeting

Councilmember Blackmon moved to adopt the minutes as presented.

Motion seconded by Councilmember West and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1733

CONSENT AGENDA

Prior to consideration of the consent agenda, the following registered speakers addressed the city council:

Buzz Deitchman, 8 Cheltenham Way, representing Hilderbrand Partnership Attorney
[Agenda Item 29]

John Palmer, 2014 Mayflower Dr. [Agenda Item 53]

Kay Kamm, 1207 Rock Springs Rd., Duncanville, TX, representing American Heart
Association [Agenda Item 53]

Annette Addo-Yobo, 2305 Plaza Blvd., Richardson, TX [Agenda Item 54]

The consent agenda consisted of consent agenda items 2-64. Consent agenda items 25, 29, 58, 62 and 63 were corrected. Consent agenda items 23 and 32 were deleted.

Councilmember Mendelsohn requested consent agenda item 33 be considered as an individual item later in the meeting; there was no objection voiced by the city council.

Mayor Pro Tem Atkins requested consent agenda item 38 be considered as an individual item later in the meeting; there was no objection voiced by the city council.

Therefore, the consent agenda, consisting of consent agenda items 2-22, 24-31, 34-37 and 39-64 was presented for consideration.

Councilmember Blackmon moved to adopt all items on the consent agenda.

Motion seconded by Councilmember Schultz and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1734

Item 2: An ordinance amending Chapter 12A, “Code of Ethics,” of the Dallas City Code by amending Sections 12A-2, 12A-29, 12A-46, 12A-47, and 12A-48; **(1)** establishing the Office of the Inspector General; **(2)** providing a saving clause; **(3)** providing a severability clause; and **(4)** providing an effective date - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 32924

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1735

Item 3: An ordinance amending Ordinance No. 32861, previously approved on September 18, 2024, authorizing **(1)** certain transfers and appropriation adjustments for FY 2024-25 for the maintenance and operation of various departments, and activities; and **(2)** the City Manager to implement those adjustments - Not to exceed \$3,859,143,950 - Financing: General Fund (\$1,903,410,750), Enterprise Funds, Internal Service, and Other Funds (\$1,766,760,252), and Grants, Trust, and Other Funds (\$188,972,948)

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 32925

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1736

Item 4: An ordinance amending Ordinance No. 32863, previously approved on September 18, 2024 to add **(1)** Subsection (g), “Other Abandonment Regulations,” of Section 2-26.2, “Abandonment of Public Rights-of-Way,” of Division 1, “Generally,” of Article III, “Management and Sale of City-Owned Real Property,” of Chapter 2, “Administration,”; and **(2)** Subsection (h), “Abandonment Credit for Private Streets, Alleys, and Drives,” of Section 2-26.2, “Abandonment of Public Rights-of-Way,” of Division 1, “Generally,” of Article III, “Management and Sale of City-Owned Real Property,” of Chapter 2, “Administration,” of the Dallas City Code; **(3)** providing a saving clause; **(4)** providing a severability clause; and **(5)** providing an effective date - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 32926

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1737

Item 5: Authorize an amendment to Resolution No. 22-0984, previously authorized on June 22, 2022 authorizing **(1)** the rescission of the Community Development Block Grant (CDBG) Contract - Public Facility Improvements Project contract awarded to Legal Aid of Northwest Texas (“LANWT”) to refurbish and update their existing office space, located at 1515 Main Street, Dallas, TX, 75201; and **(2)** authorize the City Manager to the City to reprogram the funds for other eligible CDBG uses - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1738

Item 6: Authorize a three-year cooperative purchasing service price agreement for litigation and pre-litigation support including legal document reproduction services, electronically stored information and electronic discovery services, and trial and pretrial support services for the City Attorney's Office with Delphi Legal Technologies, Inc. through the interlocal cooperative agreement with Dallas Area Rapid Transit - Estimated amount of \$300,000.00 - Financing: Liability Reserve Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1739

Item 7: Authorize Supplemental Agreement No. 2 to the professional services contract with Walker Bright PC for continued legal representation to Dallas Firefighter Brad Alan Cox in connection with the lawsuit styled Kyle Vess v. City of Dallas and Brad Alan Cox, Civil Action No. 3:21-CV-1764-D - Not to exceed \$50,000.00, from \$100,000.00 to \$150,000.00 - Financing: Liability Reserve Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1740

Item 8: An ordinance authorizing **(1)** the issuance and sale of City of Dallas, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2025A in an aggregate principal amount not to exceed \$40,000,000; **(2)** levying a tax in payment thereof; **(3)** prescribing the form of said certificates; **(4)** approving and awarding the sale of the certificates and approving execution of a purchase agreement; **(5)** approving the official statement; and **(6)** enacting provisions incident and relating to the subject - Not to exceed \$288,000 - Financing: 2025A Certificates of Obligation Fund

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 32927

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1741

Item 9: Authorize the **(1)** application for and acceptance of supplemental funding from the U.S. Department of Justice (DOJ) Office of Juvenile Justice and Delinquency Prevention for the 2024-2025 Internet Crimes Against Children Grant (Grant No. 15PJDP-22-GK-04883-MECP, Assistance Listing No. 16.543) in the amount of \$925,369.00 for response to the sexual abuse and exploitation of children facilitated by the use of computer technology related to the investigation of the internet-facilitated child exploitation for the period October 1, 2024 through September 30, 2025; **(2)** increase of appropriations in an amount not to exceed \$925,369.00, from \$1,644,824.00 to \$2,570,193.00 in the DOJ-Internet Crimes Against Children 22-23 Grant Fund; **(3)** receipt and deposit of funds in an amount not to exceed \$925,369.00 in the DOJ-Internet Crimes Against Children 22-23 Grant Fund; and **(4)** execution of the grant agreement with the DOJ and all terms, conditions, and documents required by the agreement - Not to exceed \$925,369.00 from \$1,644,824.00 to \$2,570,193.00 - Financing: DOJ-Internet Crimes Against Children 22-23 Grant Fund

Adoped as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1742

Item 10: Authorize cooperative working agreements through the 2024-2025 Internet Crimes Against Children Grant with various Police Departments, District Attorney Offices, Sheriff Offices, and the Dallas Children's Advocacy Center as requested for the investigation, prosecution, education, and counseling activities related to the Dallas Internet Crimes Against Children Task Force response to internet related sexual exploitation of children for the period October 1, 2024 through September 30, 2025 - Not to exceed \$335,000.00 - Financing: DOJ-Internet Crimes Against Children 22-23 Grant Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1743

Item 11: Authorize a five-year consultant contract with Del Carmen Consulting, LLC for the Dallas Police Department to provide data analysis and consultative support to the Dallas Police Department's Constitutional Policing Unit - Not to exceed \$425,000.00 - Financing: General Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1744

Item 12: Authorize the **(1)** application for and acceptance of a grant from the Texas Office of the Governor, Criminal Justice Division (CJD) for the North Texas Internet Crimes Against Children Grant (Grant No. 2745111) in the amount of \$284,969.84 to provide for one-year funding for the salaries and fringe benefits of two detectives and one police research specialist, to fund training, direct operating expenses and use of overtime to address the growing problem of technology-facilitated child abuse and exploitation for the period September 1, 2024 through August 31, 2025; **(2)** establishment of appropriations in an amount not to exceed \$284,969.84 in the CJD FY25 Internet Crimes Against Children Grant Fund; **(3)** receipt and deposit of funds in an amount not to exceed \$284,969.84 in the CJD FY25 Internet Crimes Against Children Grant Fund; and **(4)** execution of the grant agreement with CJD and all terms, conditions, and documents required by the agreement - Not to exceed \$284,969.84 - Financing: CJD FY25 Internet Crimes Against Children Grant Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1745

- Item 13: Authorize the **(1)** application for and acceptance of a grant from U.S Department of Transportation through the Federal Motor Carrier Safety Administration (FMCSA) for the FY2024 High Priority-Commercial Motor Vehicle (HP-CMV) Grant Program (Grant No. 69A3602441559MHP0TX, Assistance Listing No. 20.237) in the amount of \$506,102.00 for the purpose of keeping roads safe by providing the Dallas Police Department CMV Squad with intensive and continuous training, new equipment, and overtime benefits in order to conduct safety inspections upon commercial motor vehicles on the roadway for the period September 1, 2024 through September 30, 2026; **(2)** establishment of appropriations in an amount not to exceed \$506,102.00 in the FMCSA FY24 High Priority CMV Grant Fund; **(3)** receipt and deposit of funds in an amount not to exceed \$506,102.00 in the FMCSA FY24 High Priority CMV Grant Fund; and **(4)** execution of the grant agreement with FMCSA and all terms, conditions, and documents required by the agreement - Not to exceed \$506,102.00 - Financing: FMCSA FY24 High Priority CMV Grant Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1746

Item 14: Authorize **(1)** an increase in the total city direct cost share for the Project Partnership Agreement with the U.S. Army Corps of Engineers to complete design and construction for the Modified Dallas Floodway Project Flood Risk Management Projects, as defined in the Water Resources Development Act of 2007 and the 2015 Record of Decision, including associated interior drainage improvements adjacent to the Dallas Floodway levees, and consistent with the Balanced Vision Plan for the Trinity River Corridor Project; **(2)** an increase in appropriations in an amount not to exceed \$90,090,000 in the Storm Drainage Facilities Fund (2024B Flood Water Revenue Bonds TDWB 40208 Fund); and **(3)** an increase in appropriations in an amount not to exceed \$23,100,000.00 in the FY 2025 TWBD Series 2024B Grant Fund - Not to exceed \$113,190,000.00, from \$69,015,000.00 to \$182,205,000.00 - Financing: Storm Drainage Facilities Fund (2024B Flood Water Revenue Bonds TDWB 40208 Fund) (\$90,090,000.00) and FY 2025 TWBD Series 2024B Grant Fund (\$23,100,000.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1747

Item 15: Authorize acquisition of a drainage easement containing approximately 2,119 square feet of land from James L. Coon and Brad Cleveland located on Eustis Avenue near its intersection with Lakeland Drive for the Sanford Avenue Storm Drainage Relief System Project - Not to exceed \$95,649.00 (\$93,149.00 plus closing costs, and title expenses not to exceed \$2,500.00)
- Financing: 2024 Certificates of Obligation Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1748

Item 16: Authorize adoption of Recommended Strategies, Alternate Strategies, and Infrastructure Recommendations identified in the Dallas 2024 Long Range Water Supply Plan and authorize the City Manager to submit the adopted strategies and infrastructure recommendations to the Region C Planning Group in accordance with State Law for the State's 2027 Water Plan - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1749

Item 17: Authorize a construction services contract with Muniz Construction, Inc . for the installation of a wastewater interceptor in Garland Road /St. Francis Avenue/San Fernando Way/San Rafael Drive - Not to exceed \$7,557,510.00 - Financing: Wastewater Capital Improvement G Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1750

Item 18: Authorize an increase in the construction services contract with Oscar Renda Contracting, Inc., for additional work associated with the construction of improvements at three water meter vaults (list attached to the Agenda Information Sheet) - Not to exceed \$303,585.00, from \$4,571,416.04 to \$4,875,001.04 - Financing: Water Capital Improvement F Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1751

Item 19: Authorize Supplemental Agreement No. 1 to the professional services contract with HDR Engineering, Inc. to provide additional engineering services required to perform a Risk and Resiliency Assessment of the Dallas Water Utilities' water system and prepare an updated Emergency Response Plan in compliance with the America's Water Infrastructure Act of 2018 - Not to exceed \$752,843.00, from \$4,595,000.00 to \$5,347,843.00 - Financing: Water Construction Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1752

Item 20: Authorize the **(1)** acceptance of the FY 2025 grant (Grant No. M2518DLEX) from the Texas Department of Transportation (TxDOT) Aviation Division for the annual Routine Airport Maintenance Program Project (RAMP) at Dallas Executive Airport to cover 90 percent of anticipated eligible costs or \$100,000.00, whichever is less; **(2)** establishment of appropriations in the amount of \$100,000.00 in the TxDOT 2025 - RAMP Dallas Executive Airport Project Fund; **(3)** receipt and deposit of funds in the amount of \$100,000.00 for reimbursement from TxDOT in the TxDOT 2025 - RAMP Dallas Executive Airport Project Fund; **(4)** reimbursement of Aviation Fund in the amount of \$100,000.00; and **(5)** execution of the grant agreement and all terms, conditions, and documents required by the agreement - Total amount of \$100,000.00 - Financing: TxDOT 2025 - RAMP Dallas Executive Airport Project Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1753

Item 21: Authorize the **(1)** acceptance of the FY 2025 grant (Grant No. M2518DCBD) from the Texas Department of Transportation (TxDOT) Aviation Division for the annual Routine Airport Maintenance Program Project (RAMP) at Dallas CBD Vertiport Airport to cover 90 percent of anticipated eligible costs or \$100,000.00, whichever is less; **(2)** establishment of appropriations in the amount of \$100,000.00 in the TxDOT 2025 - RAMP Dallas CBD Vertiport Airport Project Fund; **(3)** receipt and deposit of funds in the amount of \$100,000.00 for reimbursement from TxDOT in the TxDOT 2025 - RAMP Dallas CBD Vertiport Airport Project Fund; **(4)** reimbursement of Aviation Fund in the amount of \$100,000.00; and **(5)** execution of the grant agreement and all terms, conditions, and documents required by the agreement - Total amount of \$100,000.00 - Financing: TxDOT 2025 - RAMP Dallas CBD Vertiport Airport Project Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1754

Item 22: Authorize a cooperative agreement for **(1)** an acquisition contract for the Intellisoft Identity Management System (IDMS), perpetual software license, and installation/implementation for managed security services for the Department of Aviation, for the purpose of replacing the current IDMS, HID SAFE (V4.9), which will no longer be supported after April 1, 2025; and **(2)** an accompanying one-year maintenance and support contract for Intellisoft IDMS with Convergent Technologies, LLC through Sourcewell - Not to exceed \$1,588,719.67 - Financing: Aviation Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1755

Item 23: ~~Authorize an architectural services contract for architecture service with Mead & Hunt, Inc. to provide consulting services, architecture design, interior design, and construction administration services for space planning, interior renovations and upgrades on all projects within the Dallas Airport System – Not to exceed \$250,000.00 – Financing: Aviation Fund~~

Deleted

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1756

Item 24: Authorize the **(1)** acceptance of a grant from Bloomberg Philanthropies at Johns Hopkins University, in collaboration with AmeriCorps VISTA, to implement the “Love Your Block” initiative in the amount of \$100,000.00 over the next two years to support community-led revitalization projects that will not only enhance the aesthetic value of our neighborhoods but also strengthen the social fabric of our community for the period May 1, 2024 through April 30, 2026; **(2)** receipt and deposit of funds in an amount not to exceed \$100,000.00 in the JHU FY24 Love Your Block Grant Fund; **(3)** establishment of appropriations in an amount not to exceed \$100,000.00 in the JHU FY24 Love Your Block Grant Fund; and **(4)** execution of the grant agreement with John Hopkins University, in collaboration with AmeriCorps Vista to fund one part-time position to help engage volunteers in blight prevention and remediation activities, and all terms, conditions, and documents required by the agreement - Not to exceed \$100,000.00 - Financing: JHU FY24 Love Your Block Grant Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1757

Item 25: An ordinance ~~(1)~~ appointing ~~10 full-time~~ certain persons as full-time and associate (part-time) municipal judges ~~and 18 associate (part-time) municipal judges for the City of Dallas municipal court of record for the remainder of the unexpired term for a two-year term~~ ending May 31, 2026; ~~(2) designating an administrative municipal judge;~~ (31) establishing the annual salaries for the administrative municipal judge ~~s, the municipal judges, and the associate municipal judges;~~ (42) providing a severability clause; and (53) providing an effective date - Not to exceed ~~\$63,152.00~~ \$384,575.00 annually - Financing: General Fund

Corrected

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 32928

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1758

Item 26: An ordinance abandoning a detention area easement and a drainage and access easement to Cypress Creek Montfort Drive LP, the abutting owner, containing a total of approximately 13,735 square feet of land, located near the intersection of Montfort Drive and Spring Valley Road - Revenue: General Fund \$11,150.00, plus the \$20.00 ordinance publication fee

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 32929

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1759

Item 27: An ordinance granting a private license to DCPG I, Inc., for the use of a total of approximately 4,018 square feet of land to install, occupy, maintain and utilize ten street lights, landscaping and irrigation on portions of Jackson, Market, Wood and Austin Streets rights-of-way located near their intersection with Jackson and Austin Streets - Revenue: General Fund \$700.00 one-time fee, plus the \$20.00 ordinance publication fee

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 32930

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1760

Item 28: An ordinance granting a private license to DCPG I, Inc., for the use of approximately 108 square feet of aerial space to install, occupy, maintain and utilize generator fuel vents and muffler exhaust over a portion of Austin Street right-of-way located near its intersection with Jackson Street - Revenue: General Fund \$1,030.00 annually, plus the \$20.00 ordinance publication fee

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 32931

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1761

Item 29: Authorize **(1)** acquisition and assumption of existing leases from Coit Hildebrand, LP, formerly known as The Hildebrand Partnership, of approximately 13.48-acres of land located near the intersection of Coit Road and Sugar Cane Way for the Adventure Landing Acquisition Project **(2)** increase of appropriations in an amount not to exceed \$3,515,682.00 ~~\$4,792,150.00~~ in the Capital Gifts, Donation & Development - Not to exceed \$13,655,000.00 (\$13,600,000.00, plus closing costs and title expenses not to exceed \$55,000.00) - Financing: Capital Gifts Donation & Development Fund (\$3,515,682.00), Park and Recreation Facilities (B) Fund (2024 General Obligation Bond Fund) (\$8,739,318.00), Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund) (\$300,000.00), Infrastructure Investment Fund (1,100,000.00)

Corrected

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1762

Item 30: Authorize the **(1)** acceptance of a grant from the U.S. Department of Energy, for the Energy Efficiency and Conservation Block Grant (Grant Award No. SE0000953, Assistance Listing No. 81.128) in the amount of \$1,132,070.00 to upgrade five City facilities to energy efficient light emitting diode lighting for the period from October 1, 2024 through September 30, 2026; **(2)** receipt and deposit of funds in an amount not to exceed \$1,132,070.00 in the DOE EECBG Program BIL 2021 Grant Fund; **(3)** establishment of appropriations in an amount not to exceed \$1,132,070.00 in the DOE EECBG Program BIL 2021 Grant Fund; and **(4)** execution of the grant agreement with the U.S. Department of Energy and all terms, conditions, and documents required by the agreement - Not to exceed \$1,132,070.00 - Financing: DOE EECBG Program BIL 2021 Grant Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1763

Item 31: Authorize a two-year construction services contract, with two one-year renewal options for Job Order Contracting services for waterproofing and roofing repairs, replacements, alterations, and improvements with Chamberlin Dallas, LLC through The Interlocal Purchasing System Contract No. 24060402 - Not to exceed \$5,000,000.00 - Financing: Capital Construction Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1764

Item 32: ~~Authorize the Dallas Housing Finance Corporation (“DHFC or Corporation”) to acquire and own Oak & Ellum, a multifamily development located at 2627 Live Oak St, Dallas, TX 75204 and disbursement of \$1,489,361.00 from Waterford Property Company, LLC Funds to Tax Increment Financing Reinvestment Zone Number Twelve (“Deep Ellum TIF District” or “TIF District”) Fund, a payment in lieu of annual TIF District increment for tax years 2025, 2026, and 2027 (TIF District termination in tax year 2027 with fiscal year 2028 collections) Estimated Revenue Foregone: General Funds \$8,012,964.00 (estimated taxes over 15 year period minus the revenue for developer payment)~~

Deleted

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1765

Item 33: Authorize the Dallas Public Facility Corporation to **(1)** acquire, develop, and own the Burnett Lofts, a mixed-income, multifamily development to be located at 512 North Ewing Avenue, Dallas Texas 75203 and 801 North Lancaster Avenue, Dallas, Texas 75203; and **(2)** enter into a seventy-five-year lease agreement with Savoy Equity Partners, LLC or its affiliate, for the development of the Project - Estimated Revenue Forgone: General Fund: \$50,583,880.60 (see Fiscal Information)

Councilmember Mendelsohn requested the item be considered as an individual item later in the meeting; there was no objection voiced by the city council.

Later in the meeting, the item was presented for consideration.

Councilmember West moved to adopt the item.

Motion seconded by Councilmember Moreno.

After discussion, Mayor Johnson called a vote and declared the item adopted on a divided vote with Councilmember Mendelsohn voting “No.”

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1766

Item 34: Authorize a one-year cooperative purchasing agreement for the purchase of Infoblox, a centrally managed Domain Name System, Dynamic Host Configuration Protocol, and Internet Protocol Address space/Management solution for security monitoring and threat detection for the Department of Information and Technology Services with Netsync Network Solutions, Inc. through the Texas Department of Information Resources cooperative agreement - Not to exceed \$114,740.00 - Financing: 2023 Homeland Security-Urban Area Security Initiative 24-26 Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1767

Item 35: Authorize a one-year cooperative purchasing agreement for server software licenses and server upgrade for the Department of Information and Technology Services with SHI Government Solutions, Inc. through the Texas Department of Information Resources cooperative agreement - Not to exceed \$136,904.10 - Financing: Data Services Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1768

- Item 36: Authorize a five-year cooperative purchasing agreement for a software subscription of internet traffic monitoring and network security threat management for the Department of Information and Technology Services with Netsync Network Solutions, Inc. through the Texas Department of Information Resources cooperative agreement - Not to exceed \$4,448,218.25 - Financing: Data Services Fund (\$2,270,576.44), Information Technology Equipment Fund (\$1,780,575.00), and ARPA Redevelopment Fund (\$397,066.81) (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1769

Item 37: Authorize **(1)** Supplemental Agreement No. 5 to increase the service contract for hosting maintenance, and support of ESO Visual Fire Software used by Fire-Rescue for the Department of Information and Technology Services not to exceed \$168,223.00, from \$841,115.00 to \$1,009,338.00; and **(2)** execution of a two-year service contract for continuous hosting, maintenance, and support of ESO Visual Fire software used by the Dallas Fire-Rescue Department for the Department of Information and Technology Services in an amount not to exceed \$362,100.01 - ESO Solutions, Inc., sole source - Total not to exceed \$530,323.01 - Financing: Data Services Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1770

Item 38: A resolution amending the Board of Adjustment's Rules of Procedure by **(1)** amending the duties of the board administrator and board secretary; **(2)** amending the timeframe that an applicant may withdraw or amend an application; **(3)** amending requests for board action to allow for the consolidation and assignments of cases and appeals to a single panel in extraordinary circumstances; and **(4)** making other non-substantive changes - Financing: No cost consideration to the City

Mayor Pro Tem Atkins requested the item be considered as an individual item later in the meeting; there was no objection voiced by the city council.

Later in the meeting, the item was presented for consideration.

Mayor Pro Tem Atkins moved to defer the item to the March 26, 2025 voting agenda meeting of the city council.

Motion seconded by Councilmember Narvaez.

After discussion, Mayor Johnson called a vote and declared the item unanimously deferred.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1771

Item 39: An ordinance correcting Ordinance No. 29829, previously approved on August 12, 2015, which amended Ordinance No. 20860, “Thoroughfare Plan - City of Dallas, Texas” to replace Exhibit A to reflect the correct dimensional classifications for Beckley Avenue between Interstate Highway 30 and Greenbriar Lane and Beckley Avenue between Zang Boulevard and Colorado Boulevard as approved in the text of Ordinance No. 29829 - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 32932

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1772

Item 40: Authorize a professional engineering services contract with DeShazo Group, Inc., the most highly qualified proposer specifically for traffic signal design services for the five intersections in Group 7 as follows: Forest Lane at Nuestra Drive; Forest Lane at Park Central Drive; Hillcrest Road at Churchill Way; Hillcrest Road at Midbury/Northaven Road; Hillcrest Road at Meadow Road; and other related tasks - Not to exceed \$369,923.80 - Financing: Street and Transportation (A) Fund (2017 General Obligation Bond Fund)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1773

Item 41: Authorize a professional engineering services contract with Stantec Consulting Services, Inc., the most highly qualified proposer specifically for traffic signal design services for the four intersections in Group 3 as follows: Hampton Road at Colorado Boulevard; Hampton Road at Wright Street; Hampton Road at Perryton Drive; Hampton Road at Red Bird Lane; and other related tasks - Not to exceed \$431,400.00 - Financing: Street and Transportation (A) Fund (2017 General Obligation Bond Fund)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1774

Item 42: Authorize a professional services contract with UES Professional Solutions 44, LLC for the construction material testing services for pavement surface improvements for the construction of Cockrell Hill Road from La Reunion Parkway to Singleton Boulevard - Not to exceed \$120,934.00 - Financing: 2024B Certificates of Obligation Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1775

Item 43: Authorize a professional engineering services contract with Urban Engineers Group, Inc. to develop preliminary engineering (design schematic, right-of-way, environmental documents, and public involvement), plans, specifications, and estimates, for the construction of pedestrian improvements including new sidewalks, Americans with Disabilities Act ramps, curb extensions, pedestrian lighting, and upgrades to traffic signals along South Lancaster Road from East Kiest Boulevard to East Ledbetter Drive for CSJ 0918-47-422 - Not to exceed \$268,600.00 - Financing: S Lancaster Kiest Blvd to E Ledbetter - STB Grant Fund (\$260,000.00) and Street and Transportation (A) Fund (2017 General Obligation Bond Fund) (\$8,600.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1776

Item 44: Authorize a two-year master agreement for the purchase of traffic signal controllers and battery backup systems for the Department of Transportation and Public Works with Texas Highway Products, Ltd. (515889) through The Local Government Purchasing Cooperative (BuyBoard) agreement - Estimated amount of \$2,000,000.00 - Financing: Street and Transportation (A) Fund (2017 General Obligation Bond Fund) (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1777

Item 45: Authorize a construction services contract for the Zaragoza Elementary Safe Routes to School (SRTS) Pedestrian and Paving Improvements (CSJ 0918-47-327) Project to construct bicycle and pedestrian improvements near Ignacio Zaragoza Elementary School, bounded by Gaston Avenue to the northwest, North Prairie Avenue to the northeast, Main Street/Columbia Avenue to the southeast, and Alcalde Street to the southwest - Palmer Hall Evacuation and Utilities, LLC d/b/a Palmer Hall Construction, lowest responsible bidder of three - Not to exceed \$409,235.00 - Financing: Zaragoza Road SRTS Improvements Fund (\$325,661.00), General Fund (\$41,787.00), and Street and Transportation (A) Fund (2017 General Obligation Bond Fund) (\$41,787.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1778

Item 46: Authorize a construction services contract for the construction of Street Reconstruction Group 17-1105 (list attached to the Agenda Information Sheet) - Aushill Construction, LLC, lowest responsive bidder of eight - Not to exceed \$2,078,121.25 - Financing: 2024B Certificates of Obligation Fund (\$1,195,533.35), Wastewater Capital Improvement G Fund (\$392,154.00), Wastewater Construction Fund (\$7,300.00), Water Capital Improvement G Fund (\$470,033.90), and Water Construction Fund (\$13,100.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1779

Item 47: Authorize an increase in the construction services contract with Jeske Construction Company, to add the wastewater main improvements and appurtenance adjustments needed on Alley Reconstruction Group 17-8003 - Not to exceed \$329,819.00, from \$1,792,675.00 to \$2,122,494.00 - Financing: Wastewater Capital Improvement G Fund (\$305,739.00) and Wastewater Construction Fund (\$24,080.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1780

Item 48: Authorize a contract with Peyton Harshfield, sole proprietor, for the fabrication and installation services for site-specific artwork at Tipton Park located at 3607 Magdeline St., Dallas, Texas 75212 - Not to exceed \$113,000.00 - Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1781

Item 49: Authorize a contract with Su Jin Lim DBA Cloud Study LLC, a sole proprietor, for the fabrication and installation services for a site-specific artwork at Crockett Dog Park located at 501 North Carroll Avenue, Dallas, Texas 75246 - Not to exceed \$200,000.00 - Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1782

Item 50: Authorize **(1)** the implementation of the Drivers of Poverty Program (Childcare) that targets residents of the City of Dallas who are low-to-moderate income needing childcare assistance and meets two of the nine Drivers of Poverty, as outlined in the Mayor's Taskforce on Poverty, approved in the City's FY2024-FY2029 Five-Year Consolidated Plan Budget, and as described in Exhibit A; and **(2)** the execution of contracts with fully-licensed childcare providers selected by eligible parents (that meet the eligibility criteria outlined in Exhibit A), and any and all documents required by the contract and to provide subsidy payments to these fully-licensed childcare providers for the period of January 1, 2025 through September 30, 2025 - Not to exceed \$618,565.00 - Financing: 2024-25 Community Development Block Grant Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1783

Item 51: Authorize an economic development incentive agreement and all other necessary documents with West End Lofts LP and/or its affiliates (“Developer”) to include: **(1)** a tax increment financing (“TIF”) subsidy in an amount not to exceed \$28,275,676.00 (“TIF Subsidy”) payable from current and future City Center TIF District Funds; and **(2)** a Chapter 380 Economic Development Grant in an amount not to exceed \$20,724,324.00 (“Grant”), in consideration of the West End Lofts Project, a mixed-use, mixed-income, and transit-oriented development project proposed on real property currently addressed as 805 Elm Street, 711 Elm Street, and 211 North Austin Street, within and adjacent to Tax Increment Reinvestment Zone Number Five (City Center TIF District), in accordance with the Economic Development Incentive Policy - Total not to exceed \$49,000,000.00 - Financing: City Center TIF District Fund \$28,275,676.00) (subject to current and annual appropriations from tax increments), Public/Private Partnership Fund (\$7,357,605.00), Economic Development (G) Fund (2024 General Obligation Bond Fund) (\$7,724,324.00) (subject to current and annual appropriations), and Economic Development and Housing Development Program Fund (2012 General Obligation Bond Fund) (\$5,642,395.00)

Adopted as part of the consent agenda

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1784

Item 52: Authorize the **(1)** acceptance of a grant from the U.S. Department of Homeland Security (DHS) Federal Emergency Management Agency passed through the Texas Office of the Governor Homeland Security Grants Division (HSGD) for the FY 2024 Homeland Security Grant Program which includes the Urban Area Security Initiative (UASI) (Federal /State Award ID No. EMW-2024-SS-05096, Grant Nos. 2980710, 3418208, 2980310, 3698807, 3176409, and 4902602, Assistance Listing No. 97.067) in the amount of \$5,842,198.40 to provide funding for activities related to enhancing preparedness and building capacity to prepare for, prevent, and respond to terrorist attacks for the period January 1, 2025 through August 31, 2026; **(2)** establishment of appropriations in an amount not to exceed \$5,842,198.40 in the DHS 2024 Homeland Security UASI Fund; **(3)** receipt and deposit of funds in an amount not to exceed \$5,842,198.40 in the DHS 2024 Homeland Security UASI Fund; and **(4)** execution of the grant agreement with HSGD and all terms, conditions, and documents required by the agreement - Not to exceed \$5,842,198.40 - Financing: DHS 2024 Homeland Security UASI Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1785

Item 53: Authorize an ordinance amending Chapter 41, "Smoking," of the Dallas City Code, by amending Sections 41-1, 41-2, and 41-3; **(1)** providing a definition of electronic smoking device; **(2)** revising the definition of minor; **(3)** revising the definition of smoking to include the use of an electronic smoking device; **(4)** providing additional signage requirements for electronic smoking devices; **(5)** providing a penalty not to exceed \$500.00; **(6)** providing a saving clause; **(7)** providing a severability clause; and **(8)** providing an effective date - Not to exceed \$205,775.00 - Estimated Financing: General Fund (\$203,660.00) and Aviation Fund (\$2115.00) (subject to annual appropriations)

Adopted as part of the consent agenda

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1786

Item 54: Authorize **(1)** an acquisition contract for the purchase of the implementation of hardware and software for a new Fire Station Alerting System for Dallas Fire-Rescue Department managed by the Department of Information and Technology Services in an amount not to exceed \$3,638,102.80; and **(2)** a five-year service contract for maintenance and support for the new Fire Station Alerting System for Dallas Fire-Rescue Department managed by the Department of Information and Technology Services in an amount not to exceed \$914,063.04 - Honeywell International, most advantageous proposer of two - Total not to exceed \$4,552,165.84 - Financing: ARPA Redevelopment Fund (\$4,437,908.00) and Data Services Fund (\$114,257.84) (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1787

Item 55: Authorize **(1)** the rejection of the bids received for maintenance and repairs of hydraulic cylinders, pumps and valves for the Department of Equipment and Fleet Management; and **(2)** the re-advertisement for a new solicitation - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1788

Item 56: Authorize a five-year master agreement for the purchase of various types of air valves and parts for the Dallas Water Utilities Department - Municipal Valve & Equipment Company, Inc., lowest responsible bidder of two - Estimated amount of \$462,600.00 - Financing: Dallas Water Utilities Fund

Adopted as part of the consent agenda

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1789

Item 57: Authorize a five-year master agreement for the purchase of grounds maintenance equipment and parts for the Park & Recreation Department with **(1)** Alamo Group (TX) Inc dba Alamo Industrial in the estimated amount of \$444,816.00, Bush Hog, Inc in the estimated amount of \$58,700.00, Clark Equipment Company dba Bobcat Company/Doosan Portable Power/Doosan Bobcat North Ame in the estimated amount of \$509,000.00, Textron Inc dba Jacobsen, A Division of Textron in the estimated amount of \$60,200.00, The Charles Machine Works, Inc. in the estimated amount of \$155,900.00, Generac Power Systems Inc. in the estimated amount of \$30,000.00, Hustler Turf Equipment in the estimated amount of \$183,400.00, Loftin Equipment Company Inc in the estimated amount of \$88,525.00, Lonestar Forklift 2017 USA Inc dba Lonestar Forklift in the estimated amount of \$58,350.00, Morbark LLC in the estimated amount of \$13,000.00, Husqvarna Professional Products, Inc in the estimated amount of \$70,000.00, through the Sourcewell cooperative agreement; **(2)** Kubota Tractor Corporation in the estimated amount of \$718,000.00, Longhorn, Inc. in the estimated amount of \$189,300.00, Luber Brothers in the estimated amount of \$293,000.00, The Pioneer Manufacturing Company dba Pioneer Athletics, Revere Products, Missouri Turf Paint in the estimated amount of \$60,000.00, Professional Turf Prod, LP in the estimated amount of \$3,007,267.00, Coufal-Prater Equipment LLC dba United Ag & Turf in the estimated amount of \$110,500.00, Vermeer Equipment of Texas Inc dba Vermeer Texas-Louisiana in the estimated amount of \$887,700.00, Zimmerer Kubota & Equipment Inc in the estimated amount of \$70,000.00, Four Brothers Ford Tractor, Inc. dba Four Brothers Outdoor Power in the estimated amount of \$2,580,251.00 through The Local Government Purchasing Cooperative (Buyboard) agreement; **(3)** Equipmentshare.com, Inc. dba Landmark Equipment in the estimated amount of \$1,059,050.00, Deere & Company in the estimated amount of \$1,830,161.00 through The Houston-Galveston Area of Governments cooperative agreement; and **(4)** Zimmerer Kubota & Equipment Inc in the estimated amount of \$315,150.00 through The Interlocal Purchasing System cooperative agreement - Total estimated amount of \$12,792,270.00 - Financing: General Fund

Adopted as part of the consent agenda

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1790

Item 58: Authorize a three-year service contract, with three one-year renewal options, for project underwriting services for the Office of Economic Development - National Council for Community Development, Inc. dba Grow America, most advantageous proposer of two - ~~Not to exceed~~ Estimated amount of \$463,635.00 - Financing: General Fund (\$139,090.50) and Public Private Partnership Fund (\$324,544.50) (subject to annual appropriations)

Corrected

Adopted as part of the consent agenda

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1791

Item 59: Authorize a three-year service price agreement for condition-based monitoring systems and vibration analysis services for the Dallas Water Utilities Department - Condition Monitoring Analytics, LLC, most advantageous proposer of four - Estimated amount of \$919,500.00 - Financing: Dallas Water Utilities Fund (\$849,500.00) and Stormwater Drainage Management Fund (\$70,000.00) (subject to annual appropriations)

Adopted as part of the consent agenda

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1792

Item 60: Authorize a three-year service price agreement for window treatment styles and installation for the Department of Facilities and Real Estate Management - NO EGO, Inc. dba WinnyMan Construction, lowest responsible bidder of two - Estimated amount of \$153,040.00 - Financing: General Fund (\$131,177.16) and Capital Construction Fund (\$21,862.84) (subject to annual appropriations)

Adopted as part of the consent agenda

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1793

Item 61: Authorize a three-year service price agreement for televised sewer inspection, maintenance, and repair services for the Dallas Water Utilities Department - Acme Utility Inspection Services, Inc., lowest responsible bidder of four - Estimated amount of \$5,590,222.00 - Financing: Dallas Water Utilities Fund (\$5,040,070.00), and Stormwater Drainage Management Fund (\$550,152.00) (subject to annual appropriations)

Adopted as part of the consent agenda

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1794

Item 62: Authorize a five-year service price agreement for alternative vegetation management services for the Dallas Water Utilities Department and Park & Recreation Department - Open Spaces TX, LLC, lowest responsible bidder of two - Estimated amount of \$1,385,185.70 - Financing: General Fund (\$395,646.70) and Stormwater ~~Operations~~ Drainage Management Fund (\$989,539.00) (subject to annual appropriations)

Corrected

Adopted as part of the consent agenda

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1795

Item 63: Authorize **(1)** an Interlocal Agreement between the City of Dallas and Dallas County, for the purposes of improving land for park purposes and for the maintenance, development, operation, and expansion of Klyde Warren Park, as authorized by Sections 331.001 and 331.008 of the Texas Local Government Code, Sections 121.003(a) and (b) of the Texas Health and Safety Code, and the Charter and ordinances of the City of Dallas, and other applicable state laws and regulations; **(2)** an increase in appropriations in ~~the~~ an amount ~~of~~ not to exceed \$250,000.00 in the Woodall Rodgers Development Fund; **(3)** the receipt and deposit in ~~the~~ an amount ~~of~~ not to exceed \$250,000.00 from Dallas County in the Woodall Rodgers Development Fund; and **(4)** ~~to disburse funds in an amount not to exceed \$250,000.00;~~ ~~and~~ **(5)** execution of the Interlocal Agreement including all terms, conditions, and documents required by the agreement – Not to exceed \$250,000.00 - Financing: Woodall Rodgers Development Fund

Corrected

Adopted as part of the consent agenda

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1796

Item 64: Authorize the **(1)** acceptance of a grant from the National Park Service through the Texas Parks and Wildlife Department (TPWD) the amount of \$1,500,000.00 for the development of Crawford Memorial Park located at 8700 Elam Road for the period May 14, 2024 through May 13, 2027; **(2)** establishment of appropriations in an amount not to exceed \$1,500,000.00 in the TPWD Crawford Memorial Phase 1 Grant Fund; **(3)** receipt and deposit of funds in an amount not to exceed \$1,500,000.00 in the TPWD Crawford Memorial Phase 1 Grant Fund; and **(4)** execution of the grant agreement with TPWD and all terms, conditions and documents required by the agreement – Total not to exceed \$3,000,000.00 - Financing: TPWD Crawford Memorial Phase 1 Grant Fund (\$1,500,000.00) and Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund) (\$1,500,000.00)

Adopted as part of the consent agenda

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1797

Item 65: 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)

The city secretary distributed a report showing a nomination was received and indicated the nominee met qualifications for service with the term for appointment for the 2023-2025 term to begin on October 1, 2023.

Councilmember Schultz moved to appoint the following:

- Gregory Franklin and Krista Nightengale to the City Plan and Zoning Commission;
and
- Sylvia Lagos to the Reinvestment Zone Seven Board (Sports Arena)

Motion seconded by Councilmember Blackmon and unanimously adopted.

[Information on each newly-appointed member is located in the file shown next to the name of the board.]

| | | |
|----------------|-------------|---|
| 24-6625 | CPC | CITY PLAN AND ZONING COMMISSION |
| 24-6626 | RZ07 | REINVESTMENT ZONE SEVEN BOARD (SPORTS ARENA) |

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1798

Item 66: A resolution authorizing **(1)** the final terms of the City's joinder to the Kay Bailey Hutchison Convention Center Dallas (KBHCCD) use contract between Global Spectrum LP (dba OVG360), the City's operator of the KBHCCD, and FWC2026 US, INC (FIFA) to facilitate an eight-month user agreement for use of the KBHCCD and other City spaces in 2026; and **(2)** the approval for the City Manager to join in the KBHCCD use contract, approved as to form by the City Attorney, and to provide for capital improvements - Not to exceed \$15,000,000.00 - Financing: Convention Center Construction Fund

The following registered speakers addressed the city council on the item:

Jennifer Scripps, 1401 Elm St., representing Downtown Dallas Inc.
Traci Mayer, 12830 Hillcrest Rd., representing Hotel Association of North Texas
Latosha Herron Bruff, 500 N. Akard St., representing Dallas Regional Chamber

Councilmember Gracey moved to adopt the item.

Motion seconded by Councilmember Narvaez.

During discussion and at the request of Councilmember Arnold, the following individual addressed the city council on the item:

- Monica Paul, Executive Director, Dallas Sports Commission

After discussion, Mayor Johnson called a vote and declared the item unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1799

Item 67: Authorize the second step of acquisition for condemnation by eminent domain to acquire from Rickey Wilson, of approximately 4,342 square feet of land located near the intersection of Cleaves and West Levee Streets for The Bottom Revitalization Infrastructure Project - Not to exceed \$90,000.00 (\$85,000.00, plus closing costs and title expenses not to exceed \$5,000.00) - Financing: ECO (I) Fund (2017 General Obligation Bond Fund) (\$80,000.00) and Street and Transportation (A) Fund (2017 General Obligation Bond Fund) (\$10,000.00)

The city secretary announced the item required a motion that the Council of the City of Dallas adopt the item and authorize the second step of acquisition for condemnation by eminent domain to acquire from Rickey Wilson, of approximately 4,342 square feet of land located near the intersection of Cleaves and West Levee Streets for The Bottom Revitalization Infrastructure Project.

The city secretary announced the item would require a record vote.

Councilmember Arnold moved to adopt the item.

Motion seconded by Councilmember Bazaldua.

Mayor Johnson called a record vote on Councilmember Arnold's motion:

Voting Yes: [15] Johnson, Atkins, Bazaldua, Arnold, West, Moreno, Gracey, Resendez, Narvaez, Blackmon, Stewart, Schultz, Mendelsohn, Willis, Ridley

Voting No: [0]

The city secretary declared the item adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1800

Item 68: A resolution amending the city's policy governing the use of legislature travel funds in order to more efficiently allow for councilmembers to travel to Austin and Washington D.C to speak on legislatives matters - Financing: No cost consideration to the City (This item was deferred on September 25, 2024 and October 23, 2024)

Deputy Mayor Pro Tem Bazaldua moved to adopt the item with the following changes:

- The only amendment to Resoluciotn 06-2446 is to limit the approval of use of travel to either:
 - the Legislative Ad-Hoc Committee Chair, or
 - any two of the following:
 - The Mayor,
 - The Mayor Pro Tem, or
 - The Deputy Mayor Pro Tem

Motion seconded by Mayor Pro Tem Atkins.

After discussion, Mayor Johnson called a vote and declared the item unanimously amended. (Moreno, Schultz absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1801

CLOSED SESSION

Item 69: Attorney Briefing (Sec. 551.071 T.O.M.A.) Seeking the advice of the City Attorney regarding:
- Dallas City Charter, Ch. XI, Sec. 15

At 1:08 p.m., Mayor Johnson announced the closed session of the city council authorized by Chapter 551, "OPEN MEETINGS," of the (Texas Open Meetings Act) to discuss the following matters:

Item 69: Attorney Briefing (Sec. 551.071 T.O.M.A.) Seeking the advice of the City Attorney regarding:
- Dallas City Charter, Ch. XI, Sec. 15

The closed session ended and reconvened to open session at 2:31 p.m. No other matters were discussed during the closed session.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1802

Item 70: Authorize a resolution reporting the results of balloting for a nominee (s) to the Dallas Central Appraisal District Board of Directors - Financing: No cost consideration to the City

Councilmember Mendelsohn moved to cast its 905 votes for the following candidates to serve on the Dallas Central Appraisal District Board of Directors, beginning January 1, 2025, through December 31, 2025, as follows:

| | |
|-------------------------|-----------|
| Beth Nunneley Mazziotta | 600 Votes |
| Larry Offutt | 305 Votes |

Motion seconded by Councilmember Ridley and unanimously adopted. (Moreno, Schultz absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1803

Item 71: Authorize a resolution reporting the results of balloting for a nominee (s) to the Collin Central Appraisal District Board of Directors - Financing:
No cost consideration to the City

Councilmember Mendelsohn moved to cast its 69 votes for the following candidate to serve on the Collin Central Appraisal District Board of Directors, beginning January 1, 2025, through December 31, 2025, as follows:

Richard Grady 69 Votes

Motion seconded by Councilmember Ridley and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1804

Item 72: Authorize a resolution reporting the results of balloting for a nominee(s) to the Denton Central Appraisal District Board of Directors - Financing:
No cost consideration to the City

Councilmember Mendelsohn moved to cast its 30 votes for the following candidates to serve on the Denton Central Appraisal District Board of Directors, beginning January 1, 2025, through December 31, 2025, as follows::

| | |
|-------------|----------|
| Ann Pomykal | 30 Votes |
|-------------|----------|

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1805

Item 73: Consideration of appointments to the Dallas/Fort Worth International Airport Board of Directors for Positions 01, 05 and 11 (Closed Session, if necessary, Personnel, Sec. 551.074, T.O.M.A.) (List of nominees in the City Secretary's Office) - Financing: No cost consideration to the City

Councilmember Narvaez moved to appointment the following individuals to the Dallas/Fort Worth International Airport Board of Directors to fill Positions 01, 05 and 11 with the terms to begin February 1, 2025, and expire January 31, 2027:

| | |
|-------------|-------------------|
| Position 01 | Benjamin Leal |
| Position 05 | Mario Quintanilla |
| Position 11 | DeMetris Sampson |

Motion seconded by Councilmember Gracey.

After discussion, Mayor Johnson called a vote and declared the individuals appointed. (West absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1806

Item 74: An ordinance abandoning a portion of a water and sanitary sewer easement to QT South, LLC, the abutting owner, containing approximately 14,662 square feet of land, located near the intersection of Webb Chapel Road and Lyndon B. Johnson Freeway - Revenue: General Fund \$11,150.00, plus the \$20.00 ordinance publication fee

The following registered speaker addressed the city council on the item:

Lauren Montgomery, 6009 W. Parker Rd., Plano, TX

Councilmember Willis moved to adopt the item.

Motion seconded by Councilmember Schultz and unanimously adopted. (Johnson absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1807

Item 75: An ordinance granting a private license to 1815 N. Market Street, LLC for the use of a total of approximately 2,013 square feet of land to occupy, maintain and utilize an existing loading dock and sidewalk cafe and installation and use of a canopy and a trash dumpster with enclosure on portions of Record Street and Munger Avenue rights-of-way located near the intersection of Record Street and Munger Avenue. Revenue: General Fund \$1,200.00 annually, plus the \$20.00 ordinance publication fee

Councilmember Ridley moved to adopt the item.

Motion seconded by Councilmember Blackmon and unanimously adopted. (Johnson absent when vote taken)

Assigned ORDINANCE NO. 32935

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1808

Item 76: Authorize the City Manager to execute a contract with Dallas Black Dance Theatre, Incorporated (DBDT) for the provision of artistic services to the City through the Cultural Organizations Program for a period ending September 30, 2025 in an amount not to exceed \$248,435.00, subject to one of the following occurring on or before April 15, 2025: (i) a decision by the National Labor Relations Board finding that DBDT has not violated the National Labor Relations Act in Case Nos. 16-CA-343777, 16-CA-347632, 16-CA347638, and 16-CA-348257; or (ii) the execution of a settlement agreement between DBDT and the American Guild of Musical Artists - Not to exceed \$248,435.00 - Financing: General Fund

The following registered speakers addressed the city council on the item:

Rosemary Curts, 2721 Kingston St., representomg AFL-CIO American Unions
David Lowery, 1240 S. Marlborough Ave., representing Young Active Labor Leaders
Georgia Scaife, 2700 Ann Williams Way
Philip Kingston, 1701 N. Collins Rd., Richardson, TX
Grigg Graun, 172 Ridgewood Rd., West Hartford, CT, representing AGMA Union
Jae Nam, 2905 Pitkin Dr., Arlington, TX

Councilmember Ridley moved to deny the item and remand the \$248,435 funding recommendation to the Arys and Culture Advisory Commission's Allocations Committee for reallocations to other Office of Arts and Culture programs for FY24-25.

Motion seconded by Councilmember Blackmon.

During discussion and at the request of Councilmember Arnold, the following individual addressed the city council:

Zenetta Drew, 3852 Treeline Dr.

During further discussion, Deputy Mayor Pro Tem Bazaldua called the question.

Call the question seconded by Councilmember Moreno.

Mayor Johnson called a record vote on Councilmembr Bazaldua's call the question:

Voting Yes: [8] Bazaldua, West, Moreno, Blackmon,
Schultz, Mendelsohn, Willis, Ridley

Voting No: [7] Johnson, Atkins, Gracey, Arnold, Resendez,
Narvaez, Stewart

The city secretary declared the motion failed.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

24-1808

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After discussion, Councilmember West requested a record vote.

Mayor Johnson called a record vote on Councilmember Ridley's amended motion:

Voting Yes: [11] Johnson, Bazaldua, West, Moreno,
Resendez, Narvaez, Blackmon, Schultz,
Mendelsohn, Willis, Ridley

Voting No: [4] Atkins, Gracey, Arnold, Stewart

The city secretary declared the item amended.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1809

Item 77: Authorize an approximately fourteen-month subrecipient agreement, subject to appropriation, to provide housing support, workforce/skills training, and/or certification and job placement assistance, to eligible individuals, on behalf of the Office of Community Care and Empowerment, approved as to form by the City Attorney with: **(a)** TeCo Theatrical Productions, Inc. in an amount not to exceed \$157,500.00; **(b)** Communities in Schools of the Dallas Region in an amount not to exceed \$277,095.00; **(c)** Shared Housing Center in an amount not to exceed \$484,675.00; **(d)** Under 1 Roof in an amount not to exceed \$861,990.00; and **(e)** Harmony Community Development Corporation in an amount not to exceed \$270,000.00 (increasing the authorized amount from \$300,000.00 to \$570,000.00) - Total amount not to exceed \$2,051,260.00 - Financing: TWPD Coronavirus State and Fiscal Recovery Fund

Councilmember Mendelsohn moved to adopt the item.

Motion seconded by Councilmember Blackmon and unanimously adopted. (Moreno absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1810

Item 78: Authorize a Chapter 380 Economic Development Grant Agreement in an amount not to exceed \$500,000.00 with HAECO Global Engine Support, LLC and/or its affiliate in consideration of a new aviation engine repair facility to be located at 11124 Goodnight Lane, Dallas, Texas 75229 including requirements for **(a)** the relocation and/or creation of 170 full-time jobs to the city of Dallas subject to a minimum 25% local hiring requirement; and **(b)** required minimum private investment of \$17.5 million, in accordance with the City of Dallas Economic Development Incentive Policy - Not to exceed \$500,000.00 - Financing: Public/Private Partnership Fund

Councilmember Narvaez moved to adopt the item.

Motion seconded by Councilmember Schultz and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1811

Item 79: Authorize a public hearing to be held on January 8, 2025, to receive comments regarding amendments and updates to the City of Dallas Economic Development Incentive Policy for the period January 1, 2025 through December 31, 2026 - Financing: No cost consideration to the City

Councilmember West moved to adopt the item.

Motion seconded by Councilmember Blackmon and unanimously adopted. (Johnson absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1812

Item 80: Authorize amendments to Resolution No. 22-1008 previously approved on June 22, 2022 authorizing a development agreement (“Agreement”) and all other necessary documents, upon approval as to form by the City Attorney, with I-20 Lancaster Development, LLC and/or its affiliates (“Developer”), related to the University Hills Phase I catalyst project (“Project”) on property generally bounded by Interstate Highway 20 (Lyndon B. Johnson Freeway), Lancaster Road, and the DART rail line (“Project site”) to: (1) increase the City Subsidy by \$1,750,000.00 from an amount not to exceed \$34,210,966.00 to an amount not to exceed \$35,960,966.00 by increasing the economic development grant payable from the City’s Public/Private Partnership Fund (“PPP Grant”) by \$1,750,000.00 from an amount not to exceed \$2,800,000.00 to an amount not to exceed \$4,550,000.00 and include the specific requirement for Developer to design, construct, and achieve City acceptance of the specific wastewater infrastructure improvement originally planned to be delivered by Dallas Water Utilities (Project Area 75-4-C in the 2020 Unserved Areas Program); (2) extend various material dates and deadlines; (3) transfer an amount not to exceed \$1,750,000.00 from the ARPA Redevelopment Fund to the Public/Private Partnership Fund; (4) make other corresponding modifications, and, in consideration; (5) increase the Developer's minimum investment requirement by \$2,000,000.00, from \$60,000,000.00 to \$62,000,000.00; (6) amend the Minimum Vertical Requirements to require the Developer to prepare and sell an additional 50 residential sites to third-party builders for the construction of single-family homes; and (7) amend the Minimum Vertical Requirements to require the Developer to construct a community amenity

The following registered speaker addressed the city council on the item:

Philip Kingston, 5901 Palo Pinto Ave., representing Hoque Global

Deputy Mayor Pro Tem Bazaldua moved to adopt the item.

Motion seconded by Councilmember Narvaez.

During discussion and at the request of Councilmember Arnold, the following individual addressed the city council on the item:

Arthur Santa Marie, 1717 Main St., representing Hoque Global

After discussion, Presiding Officer Atkins called a vote and declared the item unanimously adopted. (Johnson absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1813

Item 81: Authorize Supplemental Agreement No. 5 to exercise the third of three, one-year renewal options to the service contract with Accenture LLP for continued maintenance and support to host a customer relationship management software for the Department of Information and Technology Services - Not to exceed \$437,090.80 - Financing: Data Services Fund (subject to annual appropriations)

Deputy Mayor Pro Tem Bazaldua moved to adopt the item.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1814

CONSENT ZONING DOCKET

Prior to consideration of the consent zoning docket and the item being read into the record, Councilmember West moved to defer agenda item Z6 to the January 8, 2025 voting agenda meeting of the city council.

The consent zoning docket consisted of agenda items Z1 – Z13.

Agenda item Z1: Zoning Case Z234-199(GB)
Agenda item Z2: Zoning Case Z234-207(LG)
Agenda item Z3: Zoning Case Z234-242(GB)
Agenda item Z4: Zoning Case Z234-247(GB)
Agenda item Z5: Zoning Case Z234-251(LC)
Agenda item Z6: Zoning Case Z234-266(MB)
Agenda item Z7: Zoning Case Z234-276(CR)
Agenda item Z8: Zoning Case Z234-278(CR)
Agenda item Z9: Zoning Case Z234-284(LG)
Agenda item Z10: Zoning Case Z234-302(MP)
Agenda item Z11: Zoning Case Z234-304(WK)
Agenda item Z12: Zoning Case Z234-306(WK)
Agenda item Z13: Zoning Case Z234-319(CR)

Therefore, the consent zoning docket, consisting of agenda items Z1-Z5 and Z7-Z13 was presented for consideration.

Agenda item Z1: Zoning Case Z234-199(GB)
Agenda item Z2: Zoning Case Z234-207(LG)
Agenda item Z3: Zoning Case Z234-242(GB)
Agenda item Z4: Zoning Case Z234-247(GB)
Agenda item Z5: Zoning Case Z234-251(LC)
Agenda item Z7: Zoning Case Z234-276(CR)
Agenda item Z8: Zoning Case Z234-278(CR)
Agenda item Z9: Zoning Case Z234-284(LG)
Agenda item Z10: Zoning Case Z234-302(MP)
Agenda item Z11: Zoning Case Z234-304(WK)
Agenda item Z12: Zoning Case Z234-306(WK)
Agenda item Z13: Zoning Case Z234-319(CR)

In the zoning cases on the consent zoning docket, the city plan commission recommended approval of the proposed changes in zoning.

No one addressed the city council on the item.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

24-1814

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Councilmember Narvaez moved to close the public hearings, accept the recommendations of the city plan commission and pass the ordinances.

Motion seconded by Councilmember Schultz and unanimously adopted. (Johnson, Resendez absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1815

Item Z1: Zoning Case Z234-199(GB) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting a new subdistrict on property zoned RS-C Regional Service Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the north corner of Clarence Street and South Cesar Chavez Boulevard

Recommendation of Staff: Approval, subject to conditions

Recommendation of CPC: Approval, subject to conditions

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 32936

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1816

Item Z2: Zoning Case Z234-207(LG) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting a TH-3(A) Townhouse District and a resolution accepting deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District, on the southwest corner of Greenville Avenue and Old Greenville Road, south of Forest Lane and north of Royal Lane

Recommendation of Staff: Approval, subject to deed restrictions volunteered by the applicant

Recommendation of CPC: Approval, subject to deed restrictions volunteered by the applicant

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 32937

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1817

Item Z3: Zoning Case Z234-242(GB) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting a new tract on property zoned Tract 2 within Planned Development District No. 775, on the north line of Northwest Highway; between Lockhaven Drive and Lullwater Drive

Recommendation of Staff: Approval, subject to an amended conceptual plan, a development plan, and amended conditions

Recommendation of CPC: Approval, subject to an amended conceptual plan, a development plan, and amended conditions

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 32938

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1818

Item Z4: Zoning Case Z234-247(GB) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting an MU-1 Mixed Use District and a resolution accepting deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District, on the southwest line of Mohawk Drive, southeast of Empire Central Drive

Recommendation of Staff: Approval, subject to deed restrictions volunteered by the applicant

Recommendation of CPC: Approval, subject to deed restrictions volunteered by the applicant

Adopted as part of the zoning consent docket.

Assigned ORDINANCE NO. 32939

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1819

Item Z5: Zoning Case Z234-251(LC) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting **(1)** an MF-2(A) Multifamily Family District; and **(2)** a resolution terminating deed restrictions [Z845-264] as volunteered by the applicant on property zoned an LO-1 Limited Office District, on the east corner of Moser Avenue and Monarch Street

Recommendation of Staff: **(1)** Approval of an MF-2(A) District; and **(2)** approval of the termination of deed restrictions [Z845-264] as volunteered by the applicant

Recommendation of CPC: **(1)** Approval of an MF-2(A) District; and **(2)** approval of the termination of deed restrictions [Z845-264] as volunteered by the applicant

Adopted as part of the zoning consent docket.

Assigned ORDINANCE NO. 32940

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1820

Item Z6: Zoning Case Z234-266(MB) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and a resolution terminating deed restrictions [Z890-182] as volunteered by the applicant on property zoned Subdistrict F within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District, with deed restrictions [Z890-182], on the north line of East Eighth Street, between East Jefferson Boulevard and South I-35 Freeway

Recommendation of Staff: Approval

Recommendation of CPC: Approval

Prior to consideration of the consent zoning docket and the item being read into the record, Councilmember West moved to defer the item to the January 8, 2025 voting agenda meeting of the city council.

Motion seconded by Councilmember Blackmon and unanimously deferred. (Johnson absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1821

Item Z7: Zoning Case Z234-276(CR) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 2326 for an alcoholic beverage establishment limited to a bar, lounge, or tavern on property zoned Subdistrict 1 within Planned Development No. 621, the Old Trinity and Design District Special Purpose District, along the east line of Market Center Boulevard, south of Oak Lawn Avenue

Recommendation of Staff: Approval for a five-year period, subject to amended conditions

Recommendation of CPC: Approval for a five-year period, subject to amended conditions

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 32941

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1822

Item Z8: Zoning Case Z234-278(CR) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 1767 for an alcoholic beverage establishment limited to a bar, lounge, or tavern and an inside commercial amusement limited to a live music venue on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the north line of Commerce Street, east of Good Latimer Expressway

Recommendation of Staff: Approval for a four-year period, subject to amended conditions

Recommendation of CPC: Approval for a four-year period, subject to amended conditions

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 32942

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1823

Item Z9: Zoning Case Z234-284(LG) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a mini-warehouse on property zoned an MU-2 Mixed Use District, on the north line of Gannon Lane, between South Cockrell Hill Road and South Westmoreland Road

Recommendation of Staff: Approval for a ten-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions

Recommendation of CPC: Approval for a ten-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 32943

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1824

Item Z10: Zoning Case Z234-302(MP) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 1099, on the southeast corner of West Commerce Street and Neal Street

Recommendation of Staff: Approval, subject to conditions

Recommendation of CPC: Approval, subject to conditions

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 32944

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1825

Item Z11: Zoning Case Z234-304(WK) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 2341 for a bar, lounge, or tavern on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, along the southwest line of Exposition Avenue, northwest of Parry Avenue

Recommendation of Staff: Approval for a five-year period, subject to amended conditions

Recommendation of CPC: Approval for a five-year period, subject to amended conditions

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 32945

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1826

Item Z12: Zoning Case Z234-306(WK) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting a new Specific Use Permit for a bar, lounge, or tavern and inside commercial amusement limited to a live music venue on property zoned Tract A within Planned Development No. 269, the Deep Ellum/Near East Side District, on the southwestern corner of Main Street and Malcolm X Boulevard

Recommendation of Staff: Approval for a one-year period, subject to a site plan and conditions

Recommendation of CPC: Approval for a one-year period, subject to a site plan and conditions

Assigned ORDINANCE NO. 32946

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1827

Item Z13: Zoning Case Z234-319(CR) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the north line of Walnut Hill Lane, west of Marsh Lane

Recommendation of Staff: Approval for a three-year period with eligibility for automatic renewals for additional three-year periods, subject to a site plan and conditions

Recommendation of CPC: Approval for a three-year period with eligibility for automatic renewals for additional three-year periods, subject to a site plan and conditions

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 32947

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1828

ZONING CASES – INDIVIDUAL

Item Z14: Zoning Case Z189-341(SO)

A public hearing to receive comments regarding a City Plan Commission authorized hearing to determine the appropriate zoning for the area to include but not limited to uses, development standards, and other appropriate regulations in an area generally bounded by River Oaks Road to the north, Union Pacific Railroad to the east, McCommas Bluff Road to the south, and Julius Schepps Freeway to the west, and containing approximately 522.18 acres and an ordinance granting an A(A) Agricultural District; a CR Community Retail District; a new Planned Development District; an R-1/2 ac(A) Single Family District; an R-1 ac(A) Single Family District; an amendment to Planned Development District No. 778; an amendment to Specific Use Permit No. 773 for a metal processing facility, and a resolution terminating the deed restriction (D.R. Z067-152)

Recommendation of Staff: Approval of an A(A) Agricultural District; a CR Community Retail District; an LI Light Industrial District; an R-1/2 ac(A) Single Family District; an R-1 ac(A) Single Family District; an amendment to Planned Development District No. 778; an amendment to Specific Use Permit No. 773 for a metal processing facility for a permanent time period, to provide an expiration date that is five years from the date the zoning is approved; and termination of the deed restriction (D.R. Z067-152)

Recommendation of CPC: Approval of an A(A) Agricultural District; a CR Community Retail District; a new Planned Development District; an R-1/2 ac(A) Single Family District; an R-1 ac(A) Single Family District; an amendment to Planned Development District No. 778; an amendment to Specific Use Permit No. 773 for a metal processing facility for ten-year period with eligibility for automatic renewals for additional ten -year periods, and termination of the deed restriction (D.R. Z067-152)

The city secretary stated the item required a favorable vote of three-fourths for adoption.

The following individuals addressed the city council on the item:

Evelyn Mayo, 2833 Province Ln.
Allen McGill, 1445 Firebird Dr.
Gail Terrell, 1445 Firebird Dr.
Danielle Ayers, 2522 Fort Worth Ave.
Christine Hopkins, 1118 Elmwood Blvd.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

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Gerardo Figueroa, 2220 W. Clarendon Dr.
Jennifer Rangel, 207 N. Morocco Ave.
Marsha Jackson, 4920 Choate Rd.
Janie Cisneros, 2821 Bedford St.
Jerry Soukup, 9205 S. Central Expy.
Caleb Roberts, 2847 Alabama Ave.
Alicia Kendrick, 4741 Joppa Cir.
Neil Goldberg, 5530 Palomar Ln.
Yolanda Alameda, 1607 S. Tyler St
Adam Lamont, 9432 Amberton Pkwy.
Jessica Ramirez, 272 W. Lawson Rd.
Zahiyah Carter, 3837 Simpson Stuart Rd.
Suraj Barot, 8800 Julius Schepps Fwy.
Aundrae White, 9255 S. Central Expy.
Douglas Maclay, 4521 Edmondson Ln.
Jim Schermbeck, 6120 Lynnhaven Dr.
Eli Amzallag, 4562 Carlton Golf Dr.
Gabriel Amzallag, 113 Maple Ave.
Greg Obloy, 12225 Stephens Rd.
Balyinah Abdulla, 7005 Wildbriar Ct. E.
Wayne Yarbrough, 6300 Cross Timbers Rd.
Scott McMahan, 6500 Meyer Way
Michael Miller, 727 Washington Dr.
Ruy Guedes Teixeira, Not Provided
Saya Clarke, Not Provided
Robert Fernandez, Not Provided
Sasan Shahabi-Azad, 9505 S. Central Expy.
Mason Brown, 1143 Goodnight Ln.
Chris Bowers, 4115 Rainsong
Hershal Bradley, 4416 River Oaks Rd.
Rusom Tsegu, 8800 S. Central Expy.
Erik Wilson, 7942 Jubilant St.
Robert Miklos, 2500 Dallas Pkwy., Plano, TX
Rogelio Meixieiro, 904 s. Beckley Ave.
Genaro Viniogra, 9343 Bermuba Rd.
Tim Phillips, 9220 S. Central Expy.
Ryan Smith, 9220 S. Central Expy.
David Rojas, 8973 Bird Ln.
Maribeth Yarbrough, 8835 S. Central Expy., Flower Mound, TX

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

24-1828

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Councilmember Ridley moved to close the public hearing and hold the item under advisement to the March 26, 2025, voting agenda meeting of the city council.

Motion seconded by Deputy Mayor Pro Tem Bazaldua

After discussion, Councilmember Schultz requested a record vote.

Presiding Officer Atkins called a record vote on Councilmember Ridley's motion:

Voting Yes: [7] Atkins, Moreno, Gracey, Stewart,
Mendelsohn, Willis, Ridley

Voting No: [7] Bazaldua, West, Arnold, Resendez, Narvaez,
Blackmon, Schultz

Absent When Vote Taken: [1] Johnson

The city secretary declared the motion failed.

Deputy Mayor Pro Tem Bazaldua moved to close the public hearing and hold the item under advisement to the January 22, 2025, voting agenda meeting of the city council.

Motion seconded by Councilmember Blackmon.

During discussion, Deputy Mayor Pro Tem Bazaldua amended his motion to hold the item under advisement to the February 12, 2025, voting agenda meeting of the city council; there was no objection voiced by the city council.

Presiding Officer Atkins called a vote and declared the item held under advisement on a divided vote with Councilmember Ridley voting "No." (Johnson, Resendez absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1829

ZONING CASES - UNDER ADVISEMENT – INDIVIDUAL

Item Z15: Zoning Case Z223-302(GB)

A public hearing to receive comments regarding an application for and an ordinance granting a CS Commercial Service District; and a resolution accepting deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District, on the southwest line of C. F. Hawn Freeway; between Silverado Drive and Jordan Valley Road

Recommendation of Staff: Denial

Recommendation of CPC: Approval, subject to deed restrictions volunteered by the applicant

Note: This item was deferred by the City Council at the public hearing on November 13, 2024 and is scheduled for consideration on December 11, 2024.

No one addressed the city city council on the item.

Councilmember Narvaez moved to close the public hearing, accept the recommendation of the city plan commission and pass the ordinance.

Motion seconded by Councilmember Schultz and unanimously adopted. (Johnson, Resendez absent when vote taken)

Assigned ORDINANCE NO. 32948

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1830

ZONING CASES - UNDER ADVISEMENT – INDIVIDUAL

Item Z16: Zoning Case Z234-114(MB)

A public hearing to receive comments regarding an application for and an ordinance granting a new subdistrict for TH-3(A) Townhouse District uses and standards on property zoned Residential Use Subdistrict within Planned Development District No. 625, on the south corner of South Lancaster Road and Crouch Road

Recommendation of Staff: Approval, subject to a conceptual plan and conditions

Recommendation of CPC: Approval, subject to a conceptual plan and conditions

Note: This item was deferred by the City Council at the public hearing on November 13, 2024 and is scheduled for consideration on December 11, 2024.

The following individuals addressed the city council on the item:

Ruth Steward, 7022 Balalaika Rd.
Allen McGill, 1445 Firebird Dr.
Gail Terrell, 1445 Firebird Dr.
Maggie Parker, 1401 S. Lamar St.
Tammy Derricks, 2727 Pall Mall Ave
Anthony Natale, 5000 Quorum Dr., Addison, TX
Subrina Brenham, 6621 La Grange Dr.
Susan Kedron, 2323 Ross Ave.

Councilmember West moved to close the public hearing, accept the recommendation of the city plan commission and pass the ordinance.

Motion seconded by Councilmember Blackmon.

After discussion, Presiding Officer Atkins called a vote and declared the item unanimously adopted. (Johnson, Resendez absent when vote taken)

Assigned ORDINANCE NO. 32949

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1831

ZONING CASES - UNDER ADVISEMENT – INDIVIDUAL

Item Z17: Zoning Case Z234-115(MB)

A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for CS Commercial Service District uses on property zoned a CS Commercial Service District with consideration for a Specific Use Permit for a truck stop, on the north corner of South Lancaster Road and Cherry Valley Boulevard

Recommendation of Staff: Denial

Recommendation of CPC: Approval, subject to a development plan and conditions

Note: This item was deferred by the City Council at public hearings on August 28, 2024, September 11, 2024, and November 13, 2024 and is scheduled for consideration on December 11, 2024.

The following individual addressed the city council on the item:

Andrew Ruegg, 2201 Main St., representing Quik Trip

Councilmember Narvaez moved to close the public hearing, accept the recommendation of the city plan commission and pass the ordinance.

Motion seconded by Deputy Mayor Pro Tem Bazaldua.

After discussion, Presiding Officer Atkins called a vote and declared the item adopted on a divided vote with Councilmember Ridley voting “No.” (Johnson, Resendez absent when vote taken)

Assigned ORDINANCE NO. 32950

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1832

ZONING CASES - UNDER ADVISEMENT – INDIVIDUAL

Item Z18: Zoning Case Z234-190(LC)

A public hearing to receive comments regarding an application for and an ordinance granting a CS Commercial Service District and a resolution accepting deed restrictions volunteered by the applicant on property zoned an A(A) Agricultural District, on the southeast line of Telephone Road; between North Dallas Avenue and Van Horn Drive

Recommendation of Staff: Approval, subject to deed restrictions volunteered by the applicant

Recommendation of CPC: Approval, subject to deed restrictions volunteered by the applicant

Note: This item was deferred by the City Council at public hearings on October 8, 2024 and November 13, 2024 and is scheduled for consideration on December 11, 2024.

The following individual addressed the city council on the item:

Andrew Ruegg, 2201 Main St.

Councilmember Narvaez moved to close the public hearing, accept the recommendation of the city plan commission and pass the ordinance.

Motion seconded by Deputy Mayor Pro Tem Bazaldua and unanimously adopted. (Johnson, Resendez absent when vote taken)

Assigned ORDINANCE NO. 32951

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1833

ZONING CASES - UNDER ADVISEMENT – INDIVIDUAL

Item Z19: Zoning Case Z234-257(GB)

A public hearing to receive comments regarding an application for and an ordinance granting a D(A) Duplex District on property zoned an R-7.5(A) Single Family District, on the west line of University Hills Boulevard, south of Singing Hills Drive

Recommendation of Staff: Approval

Recommendation of CPC: Approval

Note: This item was deferred by the City Council at the public hearing on November 13, 2024 and is scheduled for consideration on December 11, 2024.

The city secretary stated the item required three-fourths vote for adoption.

The following individual addressed the city council on the item:

Taraney Surrell, 6119 University Hills Blvd.

Councilmember Gracey moved to close the public hearing and hold the item under advisement to the January 22, 2025, voting agenda meeting of the city council.

Motion seconded by Deputy Mayor Pro Tem Bazaldua and unanimously deferred. (Johnson, Resendez absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1834

SPECIAL PROVISION SIGN DISTRICT

Item PH1: A public hearing to receive comments regarding an application for and an ordinance granting the creation of a new Special Provision Sign District, the Redbird Mall Special Provision Sign District, on property zoned MU-2 Mixed Use District 2, generally bounded by Camp Wisdom Road, U.S. Highway 67, LBJ Freeway, and South Westmoreland Road

Recommendation of Staff: Approval

Recommendation of CPC: Approval

The following individual addressed the city council on the item:

Rob Baldwin, 3904 Elm St.

Deputy Mayor Pro Bazaldua moved to close the public hearing, accept the recommendation of the city plan commission and pass the ordinance.

Motion seconded by Councilmember Narvaez and unanimously adopted. (Johnson, Arnold, Resendez absent when vote taken)

Assigned ORDINANCE NO. 32952

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

DECEMBER 11, 2024

24-1835

MISCELLANEOUS HEARINGS

Item PH2: A public hearing, pursuant to Chapter 26 of the Texas Parks and Wildlife Code, to receive comments on the proposed use of a portion of parkland at Bachman Creek Greenbelt, located at 3002 Shorecrest Drive, totaling approximately 2,597 square feet of land (0.06 acres), by Dallas Water Utilities for the construction of a 36-inch stormwater line for the Rexford Road Project for the public benefit; and, at the close of the public hearing, consideration of a resolution authorizing the proposed use of parkland pursuant to Chapter 26 of the Texas Parks and Wildlife Code - Estimated Revenue: Capital Gifts, Donation and Development Fund \$1,250.00

No one addressed the city council on the item.

Councilmember Willis moved to close the public hearing and adopt the item.

Motion seconded by Deputy Mayor Pro Tem Bazaldua and unanimously adopted. (Johnson, Arnold, Resendez absent when vote taken)

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, DECEMBER 11, 2024

EXHIBIT C