

# **City of Dallas**

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



## **ANNOTATED COUNCIL AGENDA**

**January 22, 2025**

**9:27 A.M. – 4:41 P.M.**

**[25-0180; HELD]**

Invocation and Pledge of Allegiance

Agenda Item/Open Microphone Speakers  
**[25-0181]**

### **VOTING AGENDA**

1. Approval of Minutes of the January 8, 2025 City Council Meeting  
**[25-0182; APPROVED]**

### **CONSENT AGENDA** **[25-0183; APPROVED]**

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

2. Authorize **(1)** a one-year extension for Community Development Block Grant (CDBG) Funds in the amount of \$3,634,013 in CDBG funded projects that have not met the City's twelve-month obligation or twenty-four-month expenditure requirement for the period September 30, 2024 through September 30, 2025; **(2)** preliminary adoption of Reprogramming Budget No. 1 (Substantial Amendment No. 1) to the FY 2024-25 Action Plan to use unspent prior year CDBG Funds in the amount of \$1,335,555 for one time use for repairs and renovations at public facilities; and **(3)** a public hearing to be held on February 26, 2025, to receive comments on the proposed use of funds for Reprogramming Budget No. 1 (Substantial Amendment No. 1) to the FY 2024-25 Action Plan - Financing: This action has no cost consideration to the City (see Fiscal Information)  
**[25-0184; APPROVED]**
3. Authorize the **(1)** acceptance of a grant from the U.S. Department of Justice (DOJ) for the FY 2024 Edward Byrne Memorial Justice Assistance Grant (JAG) Program (Grant No. 15PBJA-24-GG-05365-JAGX, Assistance Listing No. 16.738) in the amount of \$1,020,731.00 to support a broad range of activities to prevent and control crime and to improve the criminal justice system for the period October 1, 2023 through September 30, 2027; **(2)** receipt and deposit of funds in an amount not to exceed \$1,020,731.00 in the FY 2024 Bureau of Justice Assistance Grant Fund; **(3)** establishment of appropriations in an amount not to exceed \$1,020,731.00 in the FY 2024 Bureau of Justice Assistance Grant Fund; **(4)** execution of the grant agreement with the DOJ and all terms, conditions, and documents required by the agreement; and **(5)** execution of a Funds Sharing and Fiscal Agency Agreement between the City of Dallas, Dallas County, and designated units of local governments - Not to exceed \$1,020,731.00 - Financing: FY 2024 Bureau of Justice Assistance Grant Fund  
**[25-0185; APPROVED]**

#### **City Attorney's Office**

4. Authorize settlement of the bodily injury claims brought by Kristian McCullough in the lawsuit styled, Armonte Brim and Kristian McCullough v. City of Dallas and Tory Tinsley, Cause No. DC-23-19903 - Not to exceed \$55,000.00 - Financing: Liability Reserve Fund  
**[25-0186; APPROVED]**

5. Authorize settlement of the lawsuit styled, Evelyn McKeller v. City of Dallas, Cause No. DC-21-10550 - Not to exceed \$34,000.00 - Financing: Liability Reserve Fund  
**[25-0187; APPROVED]**
6. Authorize Supplemental Agreement No. 1 to the professional services contract with Hitchcock Evert LLP for additional legal services to the City of Dallas regarding Triple D Trademark District Court Litigation - Not to exceed \$100,000.00, from \$100,000.00 to \$200,000.00 - Financing: Liability Reserve Fund  
**[25-0188; APPROVED]**

#### Dallas Police Department

7. Authorize a three-year cooperative purchasing agreement for web-based law enforcement data integration and analysis platform, Peregrine, for the Dallas Police Department with Carahsoft Technology Corp. through the OMNIA EDU (R191902) cooperative agreement - Not to exceed \$2,700,000.00 - Financing: 2023 Homeland Security-Urban Area Security Initiative 24-26 Fund (\$900,000.00) and General Fund (\$1,800,000.00) (subject to annual appropriations)  
**[25-0189; APPROVED]**
8. Authorize a three-year cooperative purchasing agreement for a web-based intelligence investigative platform, Cobwebs, for the Dallas Police Department with SHI Government Solutions, INC through Region 4 ESC (Contract No. RR220804) cooperative agreement - Estimated amount of \$303,963.00 - Financing: General Fund (subject to annual appropriations)  
**[25-0190; APPROVED]**

#### Dallas Water Utilities Department

9. An ordinance amending Chapter 49, "Water and Wastewater", of the Dallas City Code **(1)** by amending Section 49-43; **(2)** amending the uniform concentration limits for wastewater discharged at certain treatment plants; **(3)** providing a penalty not to exceed \$2,000.00 providing a saving clause; **(4)** providing a severability clause; and **(5)** providing an effective date - Financing: This action has no cost consideration to the City (see Fiscal Information)  
**[25-0191; APPROVED; ORDINANCE 32971]**
10. Authorize acquisition of drainage easement containing approximately 865 square feet of land from Johnnie Wilson and wife Mary B. Wilson, located at Fernwood Avenue near its intersection with Louisiana Avenue for the Kings Branch Culvert at Louisiana Project - Not to exceed \$7,500.00 (\$4,500.00, plus closing costs and title expenses not to exceed \$3,000.00) - Financing: Flood Control (D) Fund (2017 General Obligation Bond Fund)  
**[25-0192; APPROVED]**

**Department of Aviation**

11. Authorize **(1)** the rejection of all bids received for solicitation CIZ24-AVI-3112 for construction services for the Dallas Executive Airport Streetscape Enhancements Project; and **(2)** the re-advertisement of the solicitation for construction services for the Dallas Executive Airport Streetscape Enhancements Project for new bids - Financing: No cost consideration to the City  
**[25-0193; APPROVED AS AN INDIVIDUAL ITEM]**
12. Authorize an engineering services contract with Garver, LLC to design the expansion of airside ramp space from existing pavement to Taxiway Apron at Dallas Executive Airport - Not to exceed \$223,950.00 - Financing: Aviation Construction Fund  
**[25-0194; APPROVED]**
13. Authorize **(1)** the execution of an Airport Project Participation Agreement with the Texas Department of Transportation (Project No. 25ALDALAS) and all terms, conditions, and documents required by the agreement for implementation of the Airport Layout Plan Update and drainage study narrative at Dallas Executive Airport; and **(2)** the City of Dallas to match 5 percent (\$40,158.00) of the estimated total project cost of \$803,157.00 upon receipt of grant funds - Not to exceed \$40,158.00 -Financing: Aviation Fund - Financing: Aviation Fund  
**[25-0195; APPROVED]**
14. Authorize Supplemental Agreement No. 1 to the cooperative purchasing agreement with GTS Technology Solutions, Inc. to exercise the first of two, three-year renewal options for the continued purchase of firewalls and equipment, related accessories, managed services, and support services for the Department of Aviation, originally procured through the State of Texas Department of Information Resources interlocal agreement - Not to exceed \$769,922.51, from \$658,939.00 to \$1,428,861.51 - Financing: Aviation Fund (subject to annual appropriations)  
**[25-0196; APPROVED]**

**Department of Facilities and Real Estate Management**

15. An ordinance abandoning a portion of a water main easement with temporary working space to Dallas College, the abutting owner, containing approximately 2,036 square feet of land, located near the intersection of Illinois Avenue and Duncanville Road; and authorizing the dedication of approximately 5,907 square feet of land needed for a water easement - Revenue: General Fund \$11,150.00, plus the \$20.00 ordinance publication fee  
**[25-0197; APPROVED; ORDINANCE 32972]**
16. Authorize acquisition from Revolver Investment Properties, LLC, of approximately 9,000 square feet of land located near the intersection of South Waverly Drive and Burlington Boulevard for the 902 South Waverly Drive Acquisition Project - Not to exceed \$216,000.00 (\$210,000.00, plus closing costs and title expenses not to exceed \$6,000.00) - Financing: Capital Gifts Donations & Development Fund  
**[25-0198; APPROVED]**

17. ~~Authorize a two-year service contract for (1) a proactive roof maintenance program for seventy five Public Safety facilities; and (2) storm readiness and emergency leak response services for City-owned facilities with Castro Roofing of Texas LLC through The Interlocal Purchasing System Contract No. 22050101. Not to exceed \$451,451.00. Financing: General Fund (\$331,451.00) and Capital Construction Fund (\$120,000.00) (subject to annual appropriations)~~  
**[25-0199; DELETED]**

### Department of Housing and Community Development

18. Authorize approval of the (1) City Council of the City of Dallas, to act as the applicable elected representative, as defined by Section 147(f)(2)(E) of the Internal Revenue Code of 1986, as amended (Code), of the issuance of multifamily housing mortgage revenue bonds (Bonds) issued by the City of Dallas Housing Finance Corporation (DHFC or Issuer) in one or more series of tax-exempt bonds in an amount not to exceed \$18,000,000.00; proceeds of the Bonds will be loaned to LIH Paradise Gardens Preservation, LP, an affiliate of LEDG Capital, LLC (collectively referred to as Borrower) to finance a portion of the cost of the renovation of units for an affordable multifamily complex to be known as Paradise Gardens located at 1500 North Garrett Avenue, Dallas, Texas 75206 (Development); and (2) application of the Texas Housing Finance Corporations Act, Chapter 394, Local Government Code (Act), to the property on which the Development will be constructed and the use of proceeds of the bonds issued by the DHFC pursuant to the Act to finance and construct the Development; a public hearing with respect to the Bonds and the Development was held on October 11, 2024 after reasonable public notice was published in a newspaper of general circulation in the City of Dallas all in compliance with Section 147(f) of the Code - Financing: No cost consideration to the City  
**[25-0200; APPROVED]**
19. Authorize the approval of the City Council of the City of Dallas, as the applicable elected representative as defined by Section 147(f)(2)(E) of the Internal Revenue Code of 1986, as amended (the "Code"), of the issuance of multifamily residential mortgage revenue bonds issued by the Dallas Housing Authority (DHA) through its subsidiary, Housing Options, Inc. in a series of tax-exempt bonds in an amount not to exceed \$50,000,000.00 (the "Bonds"); proceeds of the Bonds will be loaned to The Culbreath, LP, an affiliate of DHA, to finance a portion of the cost of the construction of units for an affordable multifamily complex to be known as The Culbreath located at 2770 Bethurum Avenue, Dallas, Texas 75215 - Financing: No cost consideration to the City  
**[25-0201; APPROVED]**

### Department of Information and Technology Services

20. Authorize a one-year cooperative purchasing agreement for continuous Microsoft Unified Support Services for the Department of Information and Technology Services with Microsoft Corporation through the Department of Information Resources cooperative agreement - Not to exceed \$749,674.59 - Financing: Data Services Fund  
**[25-0202; APPROVED]**

21. Authorize a two-year master services price agreement for the purchase of various software including perpetual, fixed term, subscription and software as a service, software maintenance, support, implementation, and other services with Carahsoft Technology Corp. for the Department of Information and Technology Services through the Texas Department of Information Services cooperative agreement - Not to exceed \$15,146,691.20 - Financing: Data Services Fund (subject to annual appropriations)  
**[25-0203; APPROVED AS AN INDIVIDUAL ITEM]**

#### Department of Transportation and Public Works

22. Authorize (1) Amendment No. 1 to the Advance Funding Agreement (Agreement No. CSJ 0918-47-484, Assistance Listing No. 20.205) between the City of Dallas and the Texas Department of Transportation for engineering to reconstruct the intersection at Harry Hines Boulevard and Mockingbird Lane in the city of Dallas to revise (a) Article 1 to add the construction phase of the project; (b) Article 3 to add construction to the scope of work description; and (c) Attachment B to amend the funding participation; (2) the receipt and deposit of funds in the amount of \$24,780,000.00 in the FY24 TxDOT Surface Transportation Block Grant Program Fund; and (3) an increase in appropriations in the amount of \$24,780,000.00, from \$2,940,000.00 to \$27,720,000.00, in the FY24 TxDOT Surface Transportation Block Grant Program Fund - Total amount of \$24,780,000.00 - Financing: FY24 TxDOT Surface Transportation Block Grant Program Fund  
**[25-0204; APPROVED]**
23. Authorize an Advance Funding Agreement with the Texas Department of Transportation (TxDOT) in the amount of \$5,342,996.93 for a U.S. Department of Transportation Federal Highway Administration 2022 Highway Safety Improvement Program grant (Agreement No. CSJ 0048-01-070, etc., Assistance Listing No. 20.205) in the amount of \$4,132,270.70 as Federal participation for construction, \$498,541.53 as State participation for construction and indirect state costs, and \$712,184.70 (\$412,182.70 for direct state costs paid to TxDOT and an estimated \$300,002.00 for design) plus any cost overruns as local participation to construct traffic signal improvements at six intersections (list attached to Agenda Information Sheet) - Total amount of \$412,182.70 - Financing: General Fund  
**[25-0205; APPROVED]**
24. Authorize a professional engineering services contract with LJA Engineering, Inc., most highly qualified proposer of two, to develop preliminary engineering (design schematic, right-of-way, environmental documents, and public involvement), plans, specifications, and estimates for the construction of new sidewalks, Americans with Disabilities Act ramps, curb extensions, pedestrian lighting, and upgrades to traffic signals from Live Oak Street to the north, Hall Street to the east, Interstate Highway 30 to the south, and Cesar Chavez Boulevard to the west in the city of Dallas for CSJ 0918-47-362 - Not to exceed \$412,860.00 - Financing: Deep Ellum Area PEDS & Traffic Signal Fund (\$392,000.00) and Street and Transportation (A) Fund (2017 General Obligation Bond Fund) (\$20,860.00)  
**[25-0206; APPROVED]**

25. Authorize the (1) acceptance of a grant from the U.S. Department of Housing and Urban ~~Design~~-Development (HUD) for the FY 2023 Economic Development Initiative Community Project Funding (Grant No. B-23-CP-TX-1428, Assistance Listing No. 14.251) in the amount of \$2,000,000.00 to support planning studies in Downtown Dallas and surrounding neighborhoods from the effective date of award through August 31, 2031; (2) receipt and deposit of funds in an amount not to exceed \$2,000,000.00 in the Greater Downtown Dallas Master Plan FY23 EDI-CPF Fund; (3) establishment of appropriations in an amount not to exceed \$2,000,000.00 in the Greater Downtown Dallas Master Plan FY23 EDI-CPF Fund; and (4) execution of the grant agreement with HUD and all terms, conditions, and documents required by the agreement - Not to exceed \$2,000,000.00 - Financing: Greater Downtown Dallas Master Plan FY23 EDI-CPF Fund  
**[25-0207; CORRECTED; APPROVED]**
26. Authorize the City Manager to provide the Notice of Intent to establish Quiet Zones along the Dallas Area Rapid Transit's Silver Line corridor (formerly known as the Cotton Belt Line) encompassing 11 railroad crossings on the following streets: East Belt Line Road, Dallas Parkway Southbound, Dallas Parkway Northbound, Knoll Trail Drive, Davenport Road East/West, Campbell Road, Davenport Road North/South, McCallum Boulevard, Meandering Way, Dickerson Street, and a crossing at the future Copenhagen Avenue in the Cypress Waters Development as provided for in the Federal Railroad Administration's Final Train Horn Rule - Financing: No cost consideration to the City  
**[25-0208; APPROVED]**
27. Authorize Supplemental Agreement No. 3 to the professional engineering services contract with Criado & Associates, LLC, formerly known as Criado & Associates, Inc., to (1) provide additional design services for Phase II of the project covering paving, drainage, water, and wastewater to accommodate a shared use path and intersection improvements along Ross Avenue between Greenville Avenue and Interstate Highway 345; and (2) extend the contract term by two years, for the period March 31, 2025 through March 31, 2027 - Not to exceed \$1,464,419.92, from \$806,344.44 to \$2,270,764.36 - Financing: Water Capital Improvement G Fund (\$196,899.00), Wastewater Capital Improvement G Fund (\$196,899.00), Street and Transportation (A) Fund (2017 General Obligation Bond Fund) (\$700,000.00), and General Fund (\$370,621.92)  
**[25-0209; APPROVED]**

**Office of Equity and Inclusion**

28. Authorize the City Manager to: **(1)** approve Cities Addressing Fines and Fees (CAFFE) Sustainability Grant and Assistance Program (Program), as shown in **Exhibit A**, to provide financial support in the form of grants to the Fines and Fees Assistance Program for eligible recipients related to unpaid fines and fees without compromising public safety; **(2)** accept a grant from the National League of Cities (NLC) - CAFFE Sustainability Mini Grant in the amount of \$10,000.00 to address fines and fees with equity-informed lens on eligible recipients for the period of January 22, 2025 through June 16, 2025; **(3)** receive and deposit funds in an amount not to exceed \$10,000.00 in the NLC FY25 CAFFE Initiative Grant Fund; **(4)** establish appropriations in an amount not to exceed \$ 10,000.00 in the NLC FY25 CAFFE Initiative Grant Fund; and **(5)** execute a grant agreement and required documents with the NLC Cohort, each approved as to form by the City Attorney - Not to exceed \$10,000.00 - Financing: NLC FY25 CAFFE Initiative Grant Fund  
**[25-0210; APPROVED]**

**Office of Procurement Services**

29. Authorize a two-year cooperative purchasing agreement for continued use of a network visibility solution for the Department of Information and Technology Services with Presidio Networked Solutions Group, LLC through the Texas Department of Information Resources cooperative agreement - Not to exceed \$179,434.69 - Financing: Data Services Fund (subject to annual appropriations)  
**[25-0211; APPROVED]**
30. Authorize a three-year master agreement for the purchase of protective clothing and equipment for field personnel for citywide use - Anixter - Dallas in the estimated amount of \$1,114,340.00, ARAMSCO, INC. dba Striping Service and Supply in the estimated amount of \$324,996.67, Maxon Supplies LLC dba New Jersey Safety Equip. in the estimated amount of \$157,835.00, Scientific Sales, Inc. in the estimated amount of \$144,618.34, Northern Imports dba Work Wear Safety Shoes in the estimated amount of \$66,591.67, and SAF-T-GLOVE, INC. in the estimated amount of \$56,333.34, lowest responsible bidders of seven - Total estimated amount of \$1,864,715.02 - Financing: General Fund (\$179,435.00), Dallas Water Utilities Fund (\$1,362,500.00), Aviation Fund (\$276,000.00), Sanitation Operation Fund (\$30,780.00), and Building Inspection Fund (\$16,000.02)  
**[25-0212; APPROVED]**
31. Authorize a three-year master agreement for the purchase of uniform coats, cap badges, service pins, awards, medals, and bars for the Dallas Fire-Rescue Department - Ridgecrest Products, Inc. dba BadgeAndWallet.com in the estimated amount of \$660,838.00, Dream Big Ventures, LLC in the estimated amount of \$971,055.00, and J Brandt Recognition, LTD in the estimated amount of \$96,608.70, lowest responsible bidders of five - Total estimated amount of \$ 1,728,501.70 - Financing: General Fund  
**[25-0213; APPROVED]**

32. Authorize a three-year service contract for a data repository system with ongoing maintenance and support services for the Department of Information and Technology Services - Datanetiix Solutions, Inc ., most advantageous proposer of four - Not to exceed \$704,000.00 - Financing: Data Services Fund (subject to annual appropriations)  
**[25-0214; APPROVED]**
33. Authorize a three-year service price agreement for compressed natural gas fuel station parts and maintenance for the Department of Equipment and Fleet Management - Clean Energy dba California Clean Energy, Inc ., only bidder - Estimated amount of \$2,128,566.00 - Financing: Equipment and Fleet Management Fund (subject to annual appropriations)  
**[25-0215; APPROVED]**
34. Authorize a five-year service price agreement for drug and alcohol testing and medical services for the Office of Risk Management - Primary Health Physicians, PLLC dba CareNow, most advantageous proposer of eight - Estimated amount of \$10,065,275.00 - Financing: Workers Compensation Fund (subject to annual appropriations)  
**[25-0216; APPROVED]**
35. Authorize a five-year service price agreement for the configuration, implementation, support, and testing of the Affordable Care Act services for the Department of Human Resources - Equifax Workforce Solutions, LLC, most advantageous proposer of four - Estimated amount of \$320,727.00 - Financing: HR Health Risk Funds (subject to annual appropriations)  
**[25-0217; APPROVED]**
36. Authorize the rejection of the seven proposals received for financial counseling services for the Office of Community Care [and Empowerment](#) - Financing: No cost consideration to the City  
**[25-0218; CORRECTED; APPROVED]**

#### Office of Government Affairs

37. A resolution authorizing amendments to the City's State Legislative Program for the 89th Session of the Texas Legislature - Financing: No cost consideration to the City  
**[25-0219; APPROVED]**

#### Park & Recreation Department

38. Authorize **(1)** a construction services contract for the construction of the Glendale Park Phase I Improvements Project located at 1515 East Ledbetter Drive - ALCC, LLC, dba Perfect Finish Landscaping, lowest responsible bidder of four; and **(2)** increase in appropriations not to exceed \$850,000.00 in the Capital, Gifts, Donations & Development Fund- Not to exceed \$1,830,638.40 - Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund) (\$500,000.00), Capital, Gifts, Donations & Development Fund (\$850,000.00), Park and Recreation Facilities (B) Fund (2024 General Obligation Bond Fund) (\$480,638.40)  
**[25-0220; APPROVED AS AN INDIVIDUAL ITEM]**

39. Authorize **(1)** a construction services contract for the construction of the Roland G. Parrish Park Improvements Project located at 3800 East Kiest Blvd - Joel Brown & Co. LLC [dba J.B. & Co. LLC](#), best value proposer of three; **(2)** an increase in appropriations not to exceed \$1,001,000.00 in the Capital Gifts, Match, Donation & Development Fund; **(3)** the receipt and deposit of funds in the amount not to exceed \$1,001,000.00 in the Capital Gifts, Match, Donation & Development Fund; and **(4)** the disbursement of funds in an amount not to exceed \$1,001,000.00 from the Capital Gifts, Match, Donation & Development Fund - Not to exceed \$8,008,297.25 - Financing: Equity Fund (\$4,007,297.25); Infrastructure Investment Fund (\$3,000,000.00); and Capital Gifts, Match, Donation & Development Fund (\$1,001,000.00)  
**[25-0221; APPROVED AS AN INDIVIDUAL ITEM]**
40. Authorize a construction services contract for the existing pavilion demolition, new pavilion installation and new sidewalk installation with Webuildfun, Inc. through the Texas Association of School Boards (BuyBoard) cooperative agreement for the Tipton Park Pavilion Replacement located at 3607 Magdeline Street - Not to exceed \$334,782.00 - Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund)  
**[25-0222; APPROVED]**

#### **ITEMS FOR INDIVIDUAL CONSIDERATION**

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

41. 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)  
**[25-0223; NO APPOINTMENTS MADE TO BOARDS AND COMMISSIONS]**

##### **Dallas Water Utilities Department**

42. Authorize the second step of acquisition for condemnation by eminent domain to acquire a drainage easement containing approximately 3,644 square feet of land from A.J. Wallace and wife, Marilyn Wallace, located at East Woodin Boulevard near its intersection with Fernwood Avenue for the Kings Branch Culvert at Woodin Project - Not to exceed \$13,700.00 (\$10,700.00, plus closing costs and title expenses not to exceed \$3,000.00) - Financing: 2024 Certificate of Obligation Fund  
**[25-0224; APPROVED]**

#### **ADDITIONS:**

##### **CLOSED SESSION** **[25-0225]**

43. **Attorney Briefings (Sec. 551.071 T.O.M.A.)**  
Seeking the advice of the City Attorney regarding:  
- Current legal issues related to Dallas City Charter, Ch. XXV.  
**[NOT HELD]**
44. **Personnel (Sec. 551.074 T.O.M.A.)**  
- Deliberate the appointment of the City Manager.  
**[HELD]**

**OTHER ITEMS FOR INDIVIDUAL CONSIDERATION****Park & Recreation Department**

45. Authorize a six-month service contract to purchase and install 19,860 square feet of synthetic/artificial turf and sand infill at Hillcrest Village for the Park & Recreation Department with Strickly Green Grass, LLC. dba SYNLawN Dallas through the Sourcewell Cooperative Agreement - Not to exceed \$213,831.18 - Financing: General Fund  
**[25-0226; APPROVED]**

**Mayor and City Council Office**

46. Consider: (1) adopting a resolution appointing \_\_\_ to the position of city manager; (2) approving the terms of the Agreement of Employment; and (3) authorizing the execution of an Agreement of Employment for the city manager.  
**[25-0227; APPROVED]**

**PUBLIC HEARINGS AND RELATED ACTIONS****Department of Planning and Development****ZONING CASES – CONSENT****[25-0228; APPROVED]**

- Z1. A public hearing to receive comments regarding a City Plan Commission authorized hearing to determine the proper zoning, uses, development standards, and other appropriate regulations on properties zoned MF-2(A) Multifamily District in Jimtown an area generally bounded by Franklin Street on the west, the alley north of Kingston Street on the north, a line running north/south west of the alley west of Hampton Road on the east, and Brandon Street on the south, containing approximately 10.37 acres and an ordinance granting a R-7.5(A) Single Family District, an Accessory Dwelling Unit (ADU) Overlay and an MF-1(A) Multifamily District on a portion  
Recommendation of Staff: Approval of an R-7.5(A) Single Family District, an Accessory Dwelling Unit (ADU) Overlay and MF-1(A) Multifamily District on a portion  
Recommendation of CPC: Approval of an R-7.5(A) Single Family District, an Accessory Dwelling Unit (ADU) Overlay and MF-1(A) Multifamily District on a portion  
Z189-240(SO)  
**[25-0229; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE NOS. 32973, 32974 AND 32975]**

- Z2. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for MF-2(A) Multifamily District uses and standards on property zoned an R -5(A) Single Family District, on the south line of Grant Street, between Ridge Street and South Denley Drive  
Recommendation of Staff: Approval, subject to conditions  
Recommendation of CPC: Approval, subject to conditions  
Z234-170(GB/MP)  
**[25-0230; HEARING OPEN; DEFERRED TO MARCH 26, 2025 BY COUNCILMEMBER ARNOLD]**
- Z3. A public hearing to receive comments regarding an application for and (1) an ordinance granting an MF-2(A) Multifamily District; and (2) a resolution accepting the termination of deed restrictions [Z956-328] as volunteered by the applicant on property zoned a Residential R-7.5(A) Subdistrict within Planned Development District No. 631, the West Davis Special Purpose District, on the south line of West Davis Street, between North Dwight Avenue and Chalk Hill Road  
Recommendation of Staff: (1) Approval of an MF-2(A) District; and (2) approval of the termination of deed restrictions [Z956-328] 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 [Z956-328] as volunteered by the applicant  
Z234-177(LC)  
**[25-0231; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 32976]**
- Z4. A public hearing to receive comments regarding an application for and an ordinance granting a TH-3(A) Townhouse District on property zoned an LO-1 Limited Office District with consideration for a Specific Use Permit for a private recreation center, club, or area, and with consideration for a Planned Development District for LO-1 LimitedOffice District uses, on the north line of East Northwest Highway, east of Lockhaven Drive  
Recommendation of Staff: Approval of a Specific Use Permit for a private recreation center, club, or area, subject to a site plan, a landscape plan, and conditions in lieu of a Planned Development District  
Recommendation of CPC: Approval of a Specific Use Permit for a private recreation center, club, or area, subject to a site plan, a landscape plan and conditions in lieu of a Planned Development District  
Z234-178(MB)  
**[25-0232; HEARING CLOSED; APPROVED AS AMENDED; ORDINANCE 32977]**
- Z5. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for MF-2(A) Multifamily District uses and standards on property zoned an R -5(A) Single Family District, on the north line of Grant Street and south line of Front Street, west of South Denley Drive  
Recommendation of Staff: Approval, subject to conditions  
Recommendation of CPC: Approval, subject to conditions  
Z234-198(LG/MP)  
**[25-0233; HEARING OPEN; DEFERRED TO MARCH 26, 2025 BY COUNCILMEMBER ARNOLD]**

- Z6. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for MF-2(A) Multifamily District uses and standards on property zoned an R -5(A) Single Family District, on the southwest corner of Grant Street and South Denley Drive  
Recommendation of Staff: Approval, subject to conditions  
Recommendation of CPC: Approval, subject to conditions  
Z234-202(MB)  
**[25-0234; HEARING OPEN; DEFERRED TO MARCH 26, 2025 BY COUNCILMEMBER ARNOLD]**
- Z7. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development Subdistrict for an art or craft production facility use on property zoned Subdistrict 3 within Planned Development District No. 317, the Cedars Area Special Purpose District, on the south corner of Griffin Street, east and South Ervay Street  
Recommendation of Staff: Approval, subject to a revised Exhibit 317A (Property Descriptions) and conditions  
Recommendation of CPC: Approval, subject to a revised Exhibit 317A (Property Descriptions) and conditions  
Z234-240(LG/MP)  
**[25-0235; HEARING CLOSED; APPROVED AS AMENDED; ORDINANCE 32978]**
- Z8. A public hearing to receive comments regarding an application for and an ordinance granting a TH-3(A) Townhouse District on property zoned an R-7.5(A) Single Family District, on the east line of Toluca Avenue, north of Circle Drive  
Recommendation of Staff: Approval  
Recommendation of CPC: Approval  
Z234-273(LG/RM)  
**[25-0236; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 32979]**
- Z9. A public hearing to receive comments regarding an application for and an ordinance granting an LI Light Industrial District with consideration of a CS Commercial Service District on property zoned an A(A) Agricultural District with Specific Use Permit No. 890 for a radio, television or microwave tower, on the southwest line of South Central Expressway, between Youngblood Road and Lyndon B. Johnson Freeway  
Recommendation of Staff: Approval of a CS Commercial Service District in lieu of an LI Light Industrial District  
Recommendation of CPC: Approval of a CS Commercial Service District in lieu of an LI Light Industrial District  
Z234-287(LC)  
**[25-0237; HEARING OPEN; DEFERRED TO MARCH 26, 2025 BY COUNCILMEMBER NARVAEZ]**

- Z10. A public hearing to receive comments regarding an application for and (1) an ordinance granting an amendment to Planned Development Subdistrict No. 145 within Planned Development District No. 193, the Oak Lawn Special Purpose District; and (2) an ordinance granting a Specific Use Permit for a bank or savings and loan office with drive-in window service, on the north corner of Maple Avenue and Amelia Avenue  
Recommendation of Staff: (1) Approval of an amendment to Planned Development Subdistrict No. 145, subject to conditions; and (2) approval of a Specific Use Permit for a bank or savings and loan office with drive-in window service for a five-year period, subject to a site plan, a landscape plan, and conditions  
Recommendation of CPC: (1) Approval of an amendment to Planned Development Subdistrict No. 145, subject to conditions; and (2) approval of a Specific Use Permit for a bank or savings and loan office with drive-in window service for a five-year period, subject to a site plan, a landscape plan, and conditions  
Z234-290(LG/MP)  
**[25-0238; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE NOS. 32980 AND 32981]**
- Z11. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 2441 for a restaurant without drive-in or drive-through service on property zoned an NO(A)-D-1 Neighborhood Office District with a D-1 Liquor Control Overlay, on the south line of Bruton Road, east of Pleasant Drive  
Recommendation of Staff: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to an amended site plan and amended conditions  
Recommendation of CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to an amended site plan and amended conditions  
Z234-293(MB)  
**[25-0239; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 32982]**
- Z12. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 2419 for a community service center on property zoned an MF-2(A) Multifamily District, on the northwest line of Avenue Q, between Laughlin Drive and Riek Road  
Recommendation of Staff: Approval, subject to amended conditions  
Recommendation of CPC: Approval, subject to amended conditions  
Z234-295(GB/RM)  
**[25-0240; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 32983]**

- Z13. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a community service center on property zoned a R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the southwest line of Carter Street, between Wahoo Street and Spring Avenue  
Recommendation of Staff: Approval for a 20-year period, subject to a site plan and conditions  
Recommendation of CPC: Approval for a 20-year period, subject to a site plan and conditions  
Z234-296(LC)  
**[25-0241; HEARING CLOSED; APPROVED AS AMENDED; ORDINANCE 32984]**
- Z14. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a tower/antenna for cellular communication limited to a monopole cellular tower on property zoned an A(A) Agricultural District, on the south line of West Kiest Boulevard, east of Mountain Creek Parkway  
Recommendation of Staff: Approval for a ten-year period with eligibility for automatic renewals for additional ten-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 ten-year periods, subject to a site plan and conditions  
Z234-301(MB)  
**[25-0242; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 32985]**
- Z15. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 1554 for a cellular communication tower/antenna on property zoned CR Community Retail District with D Liquor Control Overlay, on the north side of Elam Road, between Southgate Lane and Sunburst Drive  
Recommendation of Staff: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to amended conditions  
Recommendation of CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to amended conditions  
Z234-305(LC)  
**[25-0243; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 32986]**

#### ZONING CASES – INDIVIDUAL

- Z16. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for specific residential and nonresidential uses on property zoned an R-7.5(A) Single Family District, on the northeast corner of East Northwest Highway and Arboreal Drive  
Recommendation of Staff: Denial  
Recommendation of CPC: Approval, subject to a development plan and conditions  
Z223-347(MP)  
**[25-0244; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 32987]**

ZONING CASES - UNDER ADVISEMENT – INDIVIDUAL

- Z17. A public hearing to receive comments regarding an application for a Specific Use Permit for a commercial amusement (inside) limited to a dance hall on property zoned a CR Community Retail District, on the north line of West Camp Wisdom Road, between South Cockrell Hill Road and American Way  
Recommendation of Staff: Approval for a five-year period, subject to a site plan and conditions  
Recommendation of CPC: Denial without prejudice  
Z234-239(WK)  
Note: This item was held under advisement by the City Council on January 8, 2025, and is scheduled for consideration on January 22, 2025.  
**[25-0245; HEARING CLOSED; APPROVED AS AMENDED; ORDINANCE 32988]**
- Z18. 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  
Z234-257(GB)  
Note: This item was deferred by the City Council at the public hearing on November 13, 2024, and held on December 11, 2024, and is scheduled for consideration on January 22, 2025.  
**[25-0246; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 32989]**
- Z19. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to and an expansion of Planned Development District No. 456 on property zoned Planned Development District No. 456 and an R-10(A) Single Family District, in an area bounded by Forest Road and Skyline Drive to the north, Shepherd Road to the west, and Stults Road to the south  
Recommendation of Staff: Approval, subject to an amended Exhibit 456A (Conceptual Plan), amended Exhibit 456C, amended Exhibit 456D, amended Exhibit 456E, and amended conditions  
Recommendation of CPC: Approval, subject to an amended Exhibit 456A (Conceptual Plan), amended Exhibit 456C, amended Exhibit 456D, amended Exhibit 456E, and amended conditions  
Z234-280(LC)  
Note: This item was deferred by the City Council before opening the public hearing on January 8, 2025, and is scheduled for consideration on January 22, 2025.  
**[25-0247; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 32990]**

**MISCELLANEOUS HEARINGS****Department of Housing and Community Development**

- PH1. A public hearing to receive comments regarding an application by LIH Paradise Gardens Preservation, LP, an affiliate of LEDG Capital, LLC (collectively referred to as Applicant) to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Low Income Housing Tax Credits (4% Housing Tax Credits) for Paradise Gardens located at 1500 North Garrett Avenue, Dallas, Texas 75206 (Project); and, at the close of the public hearing, authorize a Resolution of No Objection for Applicant, related to its application to TDHCA for the redevelopment of Paradise Gardens - Financing: No cost consideration to the City  
**[25-0248; HEARING CLOSED; APPROVED]**

**Office of Government Affairs**

- PH2. A public hearing to receive comments concerning the issuance of tax-exempt revenue bonds in an amount not to exceed \$152,000,000.00 by Public Finance Authority for the benefit of AIDS Healthcare Foundation to finance the cost of acquisition, construction and equipping of **(i)** a multifamily apartment building and related amenities to be located at 2330 W Northwest Highway, Dallas, Texas 75220 and **(ii)** a multifamily apartment building and related amenities to be located at 8051 Lyndon B Johnson Freeway, Dallas, Texas 75251, as required by 147(f) of the Internal Revenue Code of 1986, as amended (Code); and at the close of the public hearing consider host approval of a resolution authorizing the issuance of bonds as required by Section 147(f) of the Code - Financing: No cost consideration to the City (see Fiscal Information)  
**[25-0249; HEARING CLOSED; APPROVED]**