

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, JANUARY 22, 2025

EXHIBIT A

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, JANUARY 22, 2025

EXHIBIT B

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 22, 2025

25-0181

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: Cyrena Nolan, 8 Glenshire Ct. (handout provided)
SUBJECT: Fluoride in the water

SPEAKER: Jamar Osborne, 3919 Marshall St.
SUBJECT: Destruction of my property

SPEAKER: Norman Williams, 421 S. St. Paul St.
SUBJECT: Homeless

SPEAKER: Bryce Martin, 3030 Hester Ave.
SUBJECT: State of the City

SPEAKER: Eddie Propes, 2639 Exeter Ave.
SUBJECT: Tornado shelters for senior citizens

OPEN MICROPHONE – END OF MEETING:

There were no speakers under this category.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 22, 2025

25-0182

Item 1: Approval of Minutes of the January 8, 2025 City Council Meeting

Councilmember Schultz moved to adopt the minutes as presented.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 22, 2025

25-0183

CONSENT AGENDA

The consent agenda consisted of consent agenda items 2-40. Consent agenda items 25, 36 and 39 were corrected. Consent agenda item 17 was deleted.

Councilmember Gracey requested consent agenda items 11, 21 and 38 be considered as individual items later in the meeting; there was no objection voiced by the city council.

Councilmember Arold requested consent agenda item 39 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 2-10, 12-16, 18-20, 22-37 and 40 was presented for consideration.

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

Motion seconded by Councilmember Narvaez and unanimously adopted. (Blackmon, Stewart absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 22, 2025

25-0184

Item 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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 22, 2025

25-0185

Item 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 22, 2025

25-0186

Item 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 22, 2025

25-0187

Item 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 22, 2025

25-0188

Item 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 22, 2025

25-0189

Item 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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 22, 2025

25-0190

Item 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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 22, 2025

25-0191

Item 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)

Adoped as part of the consent agenda.

Assigned ORDINANCE NO. 32971

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 22, 2025

25-0192

Item 10: Authorize acquisition of drainage easement containing approximately 865 square feet of land from Johnie 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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 22, 2025

25-0193

Item 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

Councilmember Gracey 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 Gracey moved to adopt the item.

Motion seconded by Councilmember Schultz.

After discussion, Mayor Johnson called a vote and declared the item unanimously adopted. (Stewart absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 22, 2025

25-0194

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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 22, 2025

25-0195

Item 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 22, 2025

25-0196

Item 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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 22, 2025

25-0197

Item 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

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 32972

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 22, 2025

25-0198

Item 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 22, 2025

25-0199

Item 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)~~

Deleted

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 22, 2025

25-0200

Item 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 22, 2025

25-0201

Item 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 22, 2025

25-0202

Item 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 22, 2025

25-0203

Item 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)

Councilmember Gracey 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 Gracey moved to adopt the item.

Motion seconded by Councilmember West and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 22, 2025

25-0204

Item 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 22, 2025

25-0205

Item 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 22, 2025

25-0206

Item 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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 22, 2025

25-0207

Item 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

Corrected

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 22, 2025

25-0208

Item 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 22, 2025

25-0209

Item 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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 22, 2025

25-0210

Item 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 22, 2025

25-0211

Item 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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 22, 2025

25-0212

Item 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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 22, 2025

25-0213

Item 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 22, 2025

25-0214

Item 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 - Dataneetix Solutions, Inc., most advantageous proposer of four - Not to exceed \$704,000.00 - Financing: Data Services Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 22, 2025

25-0215

Item 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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 22, 2025

25-0216

Item 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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 22, 2025

25-0217

Item 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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 22, 2025

25-0218

Item 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

Corrected

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 22, 2025

25-0219

Item 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 22, 2025

25-0220

Item 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)

Councilmember Gracey 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 Gracey moved to adopt the item.

Motion seconded by Councilmember West.

After discussion, Mayor Johnson called a vote and declared the item unanimously adopted. (Bazaldua absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 22, 2025

25-0221

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)

Corrected

Councilmember Arnold 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

The following individual addressed the city council on the item:

Michael Hicks Jr., 6933 Petty Ln.

Councilmember Arnold 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:

Harrison Blair, 222 MLK Blvd., representing Dallas Black Chamber of Commerce

After discussion, Councilmember Gracey requested a record vote.

Mayor Johnson called a record vote on Councilmember Arnold's motion to adopt the item:

Voting Yes: [15] Johnson, Atkins, Bazaldua, West, Moreno,
Gracey, Arnold, 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

JANUARY 22, 2025

25-0222

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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 22, 2025

25-0223

Item 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)

There were no appointments made to boards and commissions.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 22, 2025

25-0224

Item 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

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 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.

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

Councilmember Blackmon moved to adopt the item.

Motion seconded by Councilmember West.

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

Voting Yes: [15] Johnson, Atkins, Bazaldua, West, Moreno,
Gracey, Arnold, 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

JANUARY 22, 2025

25-0225

- Item 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.

- Item 44: **Personnel (Sec. 551.074 T.O.M.A.)**
- Deliberate the appointment of the City Manager.

At 10:02 a.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 matter:

- Item 44: **Personnel (Sec. 551.074 T.O.M.A.)**
- Deliberate the appointment of the City Manager.

The closed session ended and reconvened to open session at 1:37 p.m. No other matters were discussed during the closed session.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 22, 2025

25-0226

Item 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 SYNLawm Dallas through the Sourcewell Cooperative Agreement - Not to exceed \$213,831.18 - Financing: General Fund

Councilmember Schultz moved to adopt the item.

Motion seconded by Deputy Mayor Pro Tem Bazaldua.

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

JANUARY 22, 2025

25-0227

Item 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.

The following individuals addressed the city council on the item:

Jim Nell, 6231 Norway Rd., representing Dallas Trinity FC
Randall Bryant, 1808 S. Good Latimer Expy., representing Dallas Black Chamber of Commerce
Harrison Blair, 2922 Martin Luther King Jr. Blvd., representing Dallas Black Chamber of Commerce

Mayor Pro Tem Atkins moved to adopt the following:

- The appointment of Kimberly Bizer Tolbert as City Manager; and
- The Agreement of Employment including a salary of \$450,000.

Motion seconded by Councilmember Stewart.

After discussion, Mayor Johnson called a record vote on Mayor Pro Tem Atkins' motion:

Voting Yes: [13] Johnson, Atkins, Bazaldua, West, Moreno, Gracey, Arnold, Resendez, Narvaez, Blackmon, Stewart, Schultz, Willis

Voting No: [2] Mendelsohn, Ridley

The city secretary declared the item adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 22, 2025

25-0228

CONSENT ZONING DOCKET

Prior to consideration of the consent zoning docket and the item being read into the record, Councilmember Arnold moved to defer agenda item Z2 to the March 26, 2025 voting agenda meeting of the city council.

Prior to consideration of the consent zoning docket and the item being read into the record, Councilmember Arnold moved to defer agenda item Z5 to the March 26, 2025 voting agenda meeting of the city council.

Prior to consideration of the consent zoning docket and the item being read into the record, Councilmember Arnold moved to defer agenda item Z6 to the March 26, 2025 voting agenda meeting of the city council.

Prior to consideration of the consent zoning docket and the item being read into the record, Councilmember Narvaez moved to defer agenda item Z9 to the March 26, 2025 voting agenda meeting of the city council.

The consent zoning docket consisted of agenda items Z1 – Z15.

- Agenda item Z1: Zoning Case Z189-240(SO)
- Agenda item Z2: Zoning Case Z234-170(GB/MP)
- Agenda item Z3: Zoning Case Z234-177(LC)
- Agenda item Z4: Zoning Case Z234-178(MB)
- Agenda item Z5: Zoning Case Z234-198(LG/MP)
- Agenda item Z6: Zoning Case Z234-202(MB)
- Agenda item Z7: Zoning Case Z234-240(LG/MP)
- Agenda item Z8: Zoning Case Z234-273(LG/RM)
- Agenda item Z9: Zoning Case Z234-287(GB/MP)
- Agenda item Z10: Zoning Case Z234-290(LG/MP)
- Agenda item Z11: Zoning Case Z234-293(MB)
- Agenda item Z12: Zoning Case Z234-295(GB/RM)
- Agenda item Z13: Zoning Case Z234-296(LC)
- Agenda item Z14: Zoning Case Z234-301(MB)
- Agenda item Z15: Zoning Case Z234-305(LC)

Agenda items Z4, Z7, Z12 and Z13 were removed from the consent zoning docket to be considered as individual hearings.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

25-0228

Page 2

Therefore, the consent zoning docket, consisting of agenda items Z1, Z3, Z8, Z10, Z11, Z14 and Z15 was presented for consideration.

Agenda item Z1: Zoning Case Z189-240(SO)
Agenda item Z3: Zoning Case Z234-177(LC)
Agenda item Z8: Zoning Case Z234-273(LG/RM)
Agenda item Z10: Zoning Case Z234-290(LG/MP)
Agenda item Z11: Zoning Case Z234-293(MB)
Agenda item Z14: Zoning Case Z234-301(MB)
Agenda item Z15: Zoning Case Z234-305(LC)

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

The following individuals addressed the city council on the items:

Victor Romo, 2431 Emmett St. [Agenda Item Z1]
James Scott, 2431 Pinebluff Dr., representing Harmony Bank [Agenda Item Z10]

Councilmember West 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 absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 22, 2025

25-0229

Item Z1: Zoning Case Z189-240(SO) [Consent Zoning Docket]

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

Adopted as part of the zoning consent docket.

Assigned ORDINANCE NOS. 32973, 32974 AND 32975

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 22, 2025

25-0230

Item Z2: Zoning Case Z234-170(GP/MP) [Consent Zoning Docket]

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

Prior to consideration of the consent zoning docket and the item being read into the record, Councilmember Arnold moved to defer the item to the March 26, 2025 voting agenda meeting of the city council.

Motion seconded by Councilmember Narvaez and unanimously deferred.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 22, 2025

25-0231

Item Z3: Zoning Case Z234-177(LC) [Consent Zoning Docket]

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

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 32976

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 22, 2025

25-0232

Item Z4: Zoning Case Z234-178(MB) [Consent Zoning Docket]

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 Limited Office 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

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

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

No one addressed the city council on the item.

Councilmember Stewart moved to close the public hearing, accept the recommendation of the city plan commission with the following change:

- subject to a revised landscape plan showing trees being relocated to avoid utilities.

Motion seconded Deputy Mayor Pro Tem Bazaldua and unanimously amended. (Johnson absent when vote taken)

Assigned ORDINANCE NO. 32977

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 22, 2025

25-0233

Item Z5: Zoning Case Z234-198(LG/MP) [Consent Zoning Docket]

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

Prior to consideration of the consent zoning docket and the item being read into the record, Councilmember Arnold moved to defer the item to the March 26, 2025 voting agenda meeting of the city council.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 22, 2025

25-0234

Item Z6: Zoning Case Z234-202(MB) [Consent Zoning Docket]

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

Prior to consideration of the consent zoning docket and the item being read into the record, Councilmember Arnold moved to defer the item to the March 26, 2025 voting agenda meeting of the city council.

Motion seconded by Councilmember Narvaez.

After discussion, Presiding Officer Atkins called a vote and declared the item deferred on a divided vote with Deputy Mayor Pro Tem Bazaldua voting "No." (Johnson absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 22, 2025

25-0235

Item Z7: Zoning Case Z234-240(LG/MP) [Consent Zoning Docket]

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

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

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

The following individual addressed the city council on the item:

Rob Baldwin, 3904 Elm St.

Councilmember Moreno moved to close the public hearing, accept the recommendation of the city plan commission with the following change:

- remove the following provision “outdoor special event related to the art and craft production facility are limited to 12 times a year”

and pass the ordinance.

Motion seconded by Councilmember Ridley and unanimously amended. (Johnson absent when vote taken)

Assigned ORDINANCE NO. 32978

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 22, 2025

25-0236

Item Z8: Zoning Case Z234-273(LG/RM) [Consent Zoning Docket]

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

Adopted as part of the zoning consent docket.

Assigned ORDINANCE NO. 32979

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 22, 2025

25-0237

Item Z9: Zoning Case Z234-287(LC) [Consent Zoning Docket]

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

Prior to consideration of the consent zoning docket and the item being read into the record, Councilmember Narvaez moved to defer the item to the March 26, 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

JANUARY 22, 2025

25-0238

Item Z10: Zoning Case Z234-290(LG/MP) [Consent Zoning Docket]

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

Adopted as part of the zoning consent docket.

Assigned ORDINANCE NOS. 32980 AND 32981

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 22, 2025

25-0239

Item Z11: Zoning Case Z234-293(MB) [Consent Zoning Docket]

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

Adopted as part of the zoning consent docket.

Assigned ORDINANCE NO. 32983

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 22, 2025

25-0240

Item Z12: Zoning Case Z234-295(GB/RM) [Consent Zoning Docket]

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

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

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

The following individual addressed the city council on the item:

Stephanie Motz, 10906 Stone Bridge Dr., representing Creative Arts Center of Dallas

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

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

Assigned ORDINANCE NO. 32983

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 22, 2025

25-0241

Item Z13: Zoning Case Z234-296(LC) [Consent Zoning Docket]

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

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

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

No one addressed the city council on the item.

Deputy Mayor Pro Tem Bazaldua moved to close the public hearing, accept the recommendation of the city plan commission with the following change:

- remove the provision prohibiting ingress to the Property from Jackson Street

and pass the ordinance.

Motion seconded by Councilmember Blackmon and unanimously amended. (Johnson, West, Moreno absent when vote taken)

Assigned ORDINANCE NO. 32984

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 22, 2025

25-0242

Item Z14: Zoning Case Z234-301(MB) [Consent Zoning Docket]

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

Adopted as part of the zoning consent docket.

Assigned ORDINANCE NO. 32985

*Note: Councilmember Gracey had a conflict of interest and abstained from voting or participating in any discussion.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 22, 2025

25-0243

Item Z15: Zoning Case Z234-305(LC) [Consent Zoning Docket]

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

Adopted as part of the zoning consent docket.

Assigned ORDINANCE NO. 32986

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 22, 2025

25-0244

ZONING CASES – INDIVIDUAL

Item Z16: Zoning Case Z223-347(MP)

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

No one addressed the city council on the item.

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

Motion seconded by Councilmember Schultz.

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

Rob Baldwin, 3904 Elm St.

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

Assigned ORDINANCE NO. 32987

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 22, 2025

25-0245

ZONING CASES - UNDER ADVISEMENT – INDIVIDUAL

Item Z17: Zoning Case Z234-239(WK)

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

Note: This item was held under advisement by the City Council on January 8, 2025, and is scheduled for consideration on January 22, 2025.

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:

Moniqua Harvey, 913 Manor Dr.
Nicki Craver, 6720 Mattney Cir.

Councilmember Gracey moved to close the public hearing, accept the recommendation of staff with the following changes:

- a two-year SUP [Specific Use Permit];
- Dance Hall Operating Hours are from 11:00 a.m -11:00 p.m. Sunday thru Thursday; and 12:00 p.m. – 12:00 a.m. Friday thru Saturday

Motion seconded by Councilmember Schultz.

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

Assigned ORDINANCE NO. 32988

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 22, 2025

25-0246

ZONING CASES - UNDER ADVISEMENT – INDIVIDUAL

Item Z18: 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 held on December 11, 2024, and is scheduled for consideration on January 22, 2025.

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

The following individual addressed the city city council on the item:

Taraney Ephraim-Surrell, 6119 University Hills Blvd.

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

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

Assigned ORDINANCE NO. 32989

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 22, 2025

25-0247

ZONING CASES - UNDER ADVISEMENT – INDIVIDUAL

Item Z19: Zoning Case Z234-280(LC)

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

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.

The following individual addressed the city council on the item:

Margot Murphy, 3904 Elm St.

Councilmember Stewart 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. (Moreno, Arnold, Resendez absent when vote taken)

Assigned ORDINANCE NO. 32990

*Note: The city secretary stated the item should read Forest Lane instead of Forest Road.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 22, 2025

25-0248

MISCELLANEOUS HEARINGS

Item 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

The following individual addressed the city council on the item:

Dmitry Gourkine, 210 W. Artemos Dr., Missoula, MT

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

Motion seconded by Councilmember West and unanimously adopted. (Moreno, Arnold, Resendez, Mendelsohn absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 22, 2025

25-0249

MISCELLANEOUS HEARINGS

Item 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)

No one addressed the city council on the item.

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

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

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, JANUARY 22, 2025

EXHIBIT C