

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, FEBRUARY 12, 2025

25-0260

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

PRESENT: [15] Johnson, Atkins, Bazaldua, West, Moreno, Arnold, Gracey, Resendez, Narvaez (*10:51 a.m.), Blackmon, Stewart, Schultz, Mendelsohn, Willis, Ridley

ABSENT: [0]

The meeting was called to order at 9:27 a.m. with a quorum of the city council present.

The invocation was given by Councilmember Zarin Gracey.

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

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

The meeting recessed at 12:47 p.m. and reconvened to open session at 1:59 p.m. (*Bazaldua [2:00 p.m.], *Moreno [2:03 p.m.]), *Arnold [2:01 p.m.], *Narvaez [2:01 p.m.], *Blackmon [2:11 p.m.]

The meeting recessed at 3:24 p.m. and reconvened to open session at 3:30 p.m.

After all business properly brought before the city council had been considered, the city council adjourned at 4:35 p.m. due to loss of a quorum.

Mayor

ATTEST:

City Secretary

Date Approved

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

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

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

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

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

OFFICE OF THE CITY SECRETARY

CITY OF DALLAS, TEXAS

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, FEBRUARY 12, 2025

EXHIBIT A

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, FEBRUARY 12, 2025

EXHIBIT B

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2025

25-0261

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: Regina Imburgia, 5423 Goodwin Ave. (handout provided)
SUBJECT: Stop fluoridation

SPEAKER: Joe Stokes, 8930 San Benito Way
SUBJECT: Stop poisoning us

SPEAKER: Dorothy Penn, 3033 S. Cockrell Hill Rd.
SUBJECT: ADA compliance

SPEAKER: Michael Gibson, 3033 S. Cockrell Hill Rd.
SUBJECT: Crosswalk safety

SPEAKER: Edward Gardella, 4027 Bowser Ave.
SUBJECT: State of the city

OPEN MICROPHONE – END OF MEETING:

SPEAKER: Deloris Phillips, Not Provided (handout provided)
SUBJECT: DPD report

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2025

25-0262

Item 1: Approval of Minutes of the January 22, 2025 City Council Meeting

Councilmember West moved to adopt the minutes as presented.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2025

25-0263

CONSENT AGENDA

The consent agenda consisted of consent agenda items 2-41. Consent agenda items 12 and 27 were corrected. Consent agenda items 19 and 25 were deleted.

Councilmember Mendelsohn requested consent agenda items 13, 26 and 28 be considered as individual items later in the meeting; there was no objection voiced by the city council.

Councilmember Moreno requested consent agenda item 28 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 2-12, 14-18, 20-24, 27, and 29-41 was presented for consideration.

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

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2025

25-0264

Item 2: Authorize a three-year contract with West Publishing Corporation d/b/a West, a Thomson Reuters business, for online legal research and associated services utilizing Westlaw for the City Attorney's Office through the Texas Department of Information Resources for the period beginning March 1, 2025 through February 28, 2028 - Not to exceed \$725,163.24 - Financing: General Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2025

25-0265

Item 3: Authorize settlement of the bodily injury claims brought by Consuelo Rodriguez in the lawsuit styled, Consuelo Rodriguez v. City of Dallas, Cause No. DC-23-18180 - Not to exceed \$75,000.00 - Financing: Liability Reserve Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2025

25-0266

Item 4: Authorize settlement of the lawsuit styled, Mark Ortiz v. City of Dallas and Mary Brown, Dependent Administrator of the Estate of Christi Ruplenas, deceased, v. City of Dallas, Cause No. DC-22-01416 - Not to exceed \$165,000.00 - Financing: Liability Reserve Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2025

25-0267

Item 5: Authorize Supplemental Agreement No. 1 to the professional services contract with Meeder Public Funds, Inc. to exercise the first of two, one-year renewal options for continued investment advisory services for the period April 13, 2025 through April 12, 2026 - Not to exceed \$192,000, from \$420,000 to \$612,000 - Financing: General Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2025

25-0268

Item 6: Authorize **(1)** an annual payment in the amount of \$193,000.00 per year for five years to the Dallas/Fort Worth International Airport to provide basic, live fire drills and advanced specialized aircraft/fire training to aircraft-rescue firefighters at Dallas Love Field and Dallas Executive Airport; and **(2)** the reimbursement from the Aviation Fund to the General Fund - Not to exceed \$965,000.00 - Financing: General Fund (subject to annual appropriations) (see Fiscal Information)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2025

25-0269

Item 7: Authorize the purchase of four Polaris Ranger XP1000 utility terrain vehicles for the Dallas Police Department with Safeware, Inc. through the OMNIA Partners cooperative agreement (Contract No. 4400008468) - Not to exceed \$133,272.92 - Financing: 2023 Homeland Security-Urban Area Security Initiative 24-26 Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2025

25-0270

Item 8: Authorize **(1)** an engineering services contract with Gresham Smith to provide design services to upgrade the five sets of conveyor moving walkways and one set of escalators for the Garages A&B Moving Walkways and Escalator Upgrade at Dallas Love Field; and **(2)** the establishment of appropriations in an amount not to exceed \$504,805.00 in the Aviation Construction Fund - Not to exceed \$504,805.00 - Financing: Aviation Construction Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2025

25-0271

Item 9: 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)

Adoped as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2025

25-0272

Item 10: Authorize an amendment to an existing lease agreement with Dallas Children's Advocacy Center to extend the lease agreement for an additional five years for approximately 2,500 square feet of office space located at 5351 Samuell Boulevard, to be used as an office for the Dallas Police Department's Youth and Family Crime Division for the period March 1, 2025 through February 28, 2030 - Not to exceed \$314,980.44 - Financing: General Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2025

25-0273

Item 11: Authorize **(1)** the adoption of a Resolution of Support for Express Development, Inc. and/or its affiliate(s) (Applicant), related to its application to the Texas Department of Housing and Community Affairs for 9% Housing Tax Credits for the development The James at Wheatland to be located at 7100 West Wheatland Road, Dallas, Texas 75249 (Project); and **(2)** an agreement with the Applicant for a line of credit in the amount of \$500.00 for the proposed multifamily development - Not to exceed \$500.00 - Financing: General Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2025

25-0274

Item 12: Authorize **(1)** the adoption of a Resolution of Support for Pivotal Development LLC and/or its affiliate(s) (collectively referred to as Applicant), related to its application to the Texas Department of Housing and Community Affairs for 9% Competitive Low Income Housing Tax Credits for the development Reserve at Elam to be located at 9129 Elam Road, Dallas, Texas 75217; and **(2)** an agreement with the Applicant for a line of credit in the amount of \$500.00 for the Project ~~proposed multifamily development~~ - Not to exceed \$500.00 - Financing: General Fund

Corrected

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2025

25-0275

Item 13: Authorize **(1)** the adoption of a Resolution of Support for St. Margaret, Inc. and/or its affiliate(s) (Applicant), related to its application to the Texas Department of Housing and Community Affairs for 2025 9% Housing Tax Credits for the development of The Broderick to be located at 12800 Coit Road, Dallas, Texas 75251; and **(2)** an agreement with the Applicant for a line of credit in the amount of \$500.00 for the proposed multifamily development - Not to exceed \$500.00 - Financing: General Fund

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

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

Councilmember Schultz moved to adopt the item.

Motion seconded by Councilmember West.

After discussion, Mayor Johnson called a vote and declared the item adopted on a divided vote with Councilmember Mendelsohn voting "No." (Narvaez absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2025

25-0276

- Item 14: Authorize **(1)** the adoption of a Resolution of Support for Sphinx Development Corporation and/or its affiliate(s) (Applicant), related to its application to the Texas Department of Housing and Community Affairs (TDHCA) for 9% Housing Tax Credits for the development Eagle Ford Townhomes to be located at 6000 Eagle Ford Drive, Dallas, Texas 75249; and **(2)** an agreement with the Applicant for a line of credit in the amount of \$500.00 for the proposed multifamily, mixed use development - Not to exceed \$500.00 - Financing: General Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2025

25-0277

Item 15: Authorize **(1)** the adoption of a Resolution of Support for Sycamore Strategies, LLC and/or its affiliate(s) (Applicant), related to its application to the Texas Department of Housing and Community Affairs for 9% Housing Tax Credits for the development The Magnolia to be located at 1401 Commerce Street, Dallas, Texas 75201; **(a)** accordance with 10 TAC §11.3(d) (the “Administrative Code”), specifically allow the adaptive reuse of the Project, as required by the Administrative Code, because the Project is within one linear mile or less of West End Lofts (a 9% housing tax credit development located at 805 Elm Street), and is subject to the One Mile Three Year Rule; and **(2)** an agreement with the Applicant for a line of credit in the amount of \$500.00 for the proposed multifamily development - Not to exceed \$500.00 - Financing: General Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2025

25-0278

Item 16: Authorize **(1)** the adoption of a Resolution of Support for Sycamore Strategies, LLC and/or its affiliate(s) (Applicant), related to its application to the Texas Department of Housing and Community Affairs for 9% Housing Tax Credits for the development The Meadow to be located at 8130 Meadow Road, Dallas, Texas 75231; and **(2)** an agreement with the Applicant for a line of credit in the amount of \$500.00 for the proposed multifamily development - Not to exceed \$500.00 - Financing: General Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2025

25-0279

Item 17: Authorize a three-year cooperative purchasing agreement for the continuation of a subscription and maintenance contract for Adobe Enterprise Licenses for the Department of Information and Technology Services with SHI Government Solutions, Inc through the Texas Department of Information Resources cooperative agreement - in the estimated amount of \$4,545,660.09 - Financing: Data Services Fund (subject to annual appropriations)

Adoped as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2025

25-0280

Item 18: Authorize a three-year cooperative purchasing agreement for Seraphic Security Solution for the Department of Information and Technology Services with Netsync Network Solutions, Inc through The Interlocal Purchasing System agreement - Not to exceed \$1,049,760.00 - Financing: Data Services Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2025

25-0281

Item 19: ~~Authorize a three-year cooperative purchasing agreement for a Snow and Ice Response System solution for the Department of Transportation and Public Works with Samsara Inc. through the General Services Administration cooperative agreement. Not to exceed \$102,628.00. Financing: General Fund (subject to annual appropriations)~~

Deleted

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2025

25-0282

Item 20: 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 GTS Technology Solutions, Inc. for the Department of Information and Technology Services through the Texas Department of Information Services cooperative agreement - Not to exceed \$599,492.27 - Financing: Data Services Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2025

25-0283

Item 21: Authorize the creation of the Willow Ranch Municipal Utility District No. 1 within the City of Dallas' extraterritorial jurisdiction that would include approximately 140.125 acres in Kaufman County on the east side of FM 740, at Travis Ranch Boulevard - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2025

25-0284

Item 22: Authorize the City Manager to provide the Notice of Intent to establish a Quiet Zone along the Canadian Pacific Kansas City Railroad (formerly known as Kansas City Southern Railway) in the Northeast Dallas corridor for the at-grade railroad crossing at Walnut Street, 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

FEBRUARY 12, 2025

25-0285

Item 23: Authorize the City Manager to provide the Notice of Intent to establish a Quiet Zone along the Union Pacific Railroad in the South Dallas corridor for the at-grade railroad crossing at Bethurum Avenue, 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

FEBRUARY 12, 2025

25-0286

Item 24: Authorize a construction services contract for the construction of Special Project Group 17-5001 - Estrada Concrete Company, LLC, lowest responsible bidder of four - Not to exceed \$17,764,491.00 - Financing: 2024B Certificates of Obligation Fund (\$13,548,461.00), Water Construction Fund (\$87,700.00), Wastewater Capital Improvement G Fund (\$1,864,730.00), Water Capital Improvement G Fund (\$2,173,600.00), and Wastewater Construction Fund (\$90,000.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2025

25-0287

Item 25: ~~Authorize a design-build construction contract with G.P. Cooper Industries, Inc. dba Cooper General Contractors for design and pre-construction services for multiple public restroom accessibility renovations to achieve compliance with Texas Accessibility Standards at various locations - Not to exceed \$567,224.00 - Financing: City Hall, City Service and Maintenance Facilities Fund (2006 General Obligation Bond Fund) (\$127,444.00), Facilities (H) Fund (2017 General Obligation Bond Fund) (\$127,445.00), Library Facilities (D) Fund, and Cultural and Performing Arts Facilities (E) Fund (2024 General Obligation Bond Funds) (\$312,335.00) (see Fiscal Information)~~

Deleted

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2025

25-0288

Item 26: Authorize amendment and restatement of the Chapter 380 Economic Development Loan Agreement and the Chapter 380 Economic Development Grant Agreement (collectively, the “Agreement”) with Shekinah Legacy Holdings, LLC (“Borrower/Grantee”) previously authorized by City Council on April 12, 2023 by Resolution No. 23-0499 related to the 1708 MLK Redevelopment Project (“Project”) proposed for the property addressed as 1708 Martin Luther King, Jr. Boulevard, including the following: **(1)** amend the Project completion deadlines; **(2)** clarify the minimum investment requirement; **(3)** clarify the Project scope; **(4)** clarify the requirements for grant payment; **(5)** amend the date by which the facility is opened to the public; **(6)** remove the job creation requirement from the loan agreement and add a job creation requirement of 10 jobs to the grant agreement; **(7)** amend the loan payment schedule to reflect forbearance of certain loan payments as attached in Exhibit A; **(8)** replace all references to “Small Business Center” with “Office of Economic Development”, and in consideration; and **(9)** reduce the term of the loan from 15 years to 2 years, in accordance with the Economic Development Incentive Policy - Financing: No cost consideration to the City

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

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

Deputy Mayor Pro Tem Bazaldua moved to adopt the item.

Motion seconded by Mayor Pro Tem Atkins.

After discussion, Mayor Johnson called a vote and declared the item adopted on a divided vote with Councilmember Mendelsohn voting “No.” (Narvaez absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2025

25-0289

Item 27: 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 \$35,000,000.00 (the “Bonds”); proceeds of the Bonds will be loaned to Royal Crest Preservation, LLC to finance a portion of the cost of the renovation of units for an affordable multifamily complex to be known as Royal Crest [Apartment](#) located at 3558 Wilhurt Avenue, Dallas, Texas 75216 - Financing: No cost consideration to the City

Corrected

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2025

25-0290

Item 28: Authorize the City Manager to execute a one-year contract with one option to extend for time only with Housing Forward, as a sole source, approved as to form by the City Attorney, for the coordination of the Street to Home Initiative enhancing the efforts of the Dallas Real Time Rehousing Project to provide financial assistance in the form of rental assistance and paid utilities to persons experiencing homelessness - Not to exceed \$2,500,000.00 - Financing: ARPA Redevelopment Funds (subject to annual appropriations)

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

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

Councilmember Moreno moved to adopt the item with the following change:

- The funding amount is reduced to an amount not to exceed \$1,000,000.00.

Motion seconded by Councilmember Mendelsohn.

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

Sarah Kahn, 3000 Pegasus Park Dr., representing Housing Forward

During further discussion, Councilmember West moved a subsidiary motion to increase the funding amount not to exceed \$2,500,001.00.

Subsidiary motion seconded by Councilmember Blackmon.

Councilmember West requested a record vote.

Councilmember Moreno moved a secondary subsidiary motion to allot funding to:

- \$1,500,000.00 to Housing; and
- \$1,000,000.00 to Mental illness

Secondary subsidiary motion died due to lack of a second.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

25-0290

Page 2

After discussion, Mayor Johnson called a record vote on Councilmember West's subsidiary motion:

Voting Yes: [12] Atkins, Bazaldua, West, Gracey, Arnold,
Resendez, Narvaez, Blackmon, Stewart,
Schultz, Willis, Ridley

Voting No: [3] Johnson, Moreno, Mendelsohn

The city secretary declared the subsidiary motion adopted.

Mayor Johnson called a record vote on Councilmember Moreno's motion, as amended by Councilmember West's subsidiary motion:

Voting Yes: [12] Atkins, Bazaldua, West, Gracey, Arnold,
Resendez, Narvaez, Blackmon, Stewart,
Schultz, Willis, Ridley

Voting No: [3] Johnson, Moreno, Mendelsohn

The city secretary declared the item amended.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2025

25-0291

Item 29: Authorize **(1)** the rejection of the bids received for the purchase of ammunition for the Dallas Police Department; and **(2)** the re-advertisement for a new solicitation - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2025

25-0292

Item 30: Authorize a three-year master agreement for the purchase of general batteries and flashlights for citywide use - Cobblestone Group II LLC dba Batteries Plus in the estimated amount of \$532,461.94, TKC Enterprises, Inc. dba Batteries Plus in the estimated amount of \$466,490.59, Batteries, Watts, and Things, LLC dba Batteries Plus 124, 125, 821, 981 in the estimated amount of \$363,852.25, Tourbillion Enterprises LLC dba Batteries Plus in the estimated amount of \$273,733.80, Lockett Legacy Foundation dba Batteries Plus in the estimated amount of \$182,664.98, and Mavich LLC in the estimated amount of \$7,430.40, lowest responsible bidders of seven - Total estimated amount of \$ 1,826,633.96 - Financing: General Fund (\$1,511,977.49), Bond Program Administration Fund (\$2,000.00), Aviation Fund (\$145,111.70), Dallas Water Utilities Fund (\$147,544.77), and Stormwater Drainage Management Fund (\$20,000.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2025

25-0293

Item 31: Authorize a three-year master agreement for the purchase of swimwear, pool equipment, and accessories for facility-specific aquatic programs for the Park & Recreation Department - Leslie's Poolmart, Inc. in the estimated amount of \$620,508.76, Original Watermen, Inc. in the estimated amount of \$154,368.50, and BSN Sports LLC in the estimated amount of \$4,129.82, lowest responsible bidders of four - Total estimated amount of \$779,007.08 - Financing: General Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2025

25-0294

Item 32: Authorize a three-year master agreement for the purchase of fire hoses for the Dallas Fire-Rescue Department - Allsource Enterprises of Texas LLC dba Safe Industries, Casco Industries, Inc., Siddons Martin Emergency Group, LLC, Metro Fire Apparatus Specialists, Inc., and Jacques Diffouo Nguessu dba Hadron Engineering Services LLC, lowest responsible bidders of five - Estimated amount of \$1,364,891.00 - Financing: General Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2025

25-0295

Item 33: Authorize a five-year service contract for helicopter pilot training services for the Dallas Police Department - Helicopter Institute, Inc., only bidder - Not to exceed \$3,152,777.00 - Financing: Confiscated Monies-Federal Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2025

25-0296

Item 34: Authorize a three-year service price agreement for cured-in-place pipe and manhole rehabilitation services for the Dallas Water Utilities Department - Insituform Technologies, LLC in the estimated amount of \$11,287,300.00 and Infrastructure Rehabilitation USA, Inc. in the estimated amount of \$1,069,200.00, most advantageous proposers of five - Total estimated amount of \$12,356,500.00 - Financing: Wastewater Construction Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2025

25-0297

Item 35: Authorize Supplemental Agreement No. 1 to extend the service price agreement with CMC Network Solutions, LLC for ongoing operation and maintenance services for the fire alarm, fire protection, access control, and camera systems including monitoring, testing, inspection, and repair of the stated systems for the Woodall Rodgers Deck Plaza Tunnel for the Department of Transportation and Public Works from March 11, 2025 through September 10, 2025 - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2025

25-0298

Item 36: Authorize **(1)** an Advance Funding Agreement with the Federal Highway Administration through the Texas Department of Transportation (TxDOT) (Agreement No. CSJ 0918-47-506, Assistance Listing No. 20.205) for a Transportation Alternatives Set-Aside (TASA) Program Project for design and construction of the Five Mile Creek Trail from Hampton Road at Kiest Boulevard to Westmoreland Road at Pentagon Parkway in the amount of \$8,667,496.00 of which the Federal portion is \$6,660,324.00, the State's cost portion is \$342,091.00, and the local match portion is \$1,665,081.00 to be provided by the Trust for Public Land; **(2)** the establishment of appropriations in the amount of \$6,660,324.00 in the TxDOT Five Mile Creek TASA Grant Fund; **(3)** the establishment of appropriations in the amount of \$1,665,081.00 in the Five Mile Creek Trail TPL Match Fund; **(4)** the receipt and deposit of funds in the amount of \$6,660,324.00 in the TxDOT Five Mile Creek TASA Grant Fund; **(5)** the receipt and deposit of Trust for Public Land Match Funds in the amount of \$1,665,081.00 in the Five Mile Creek Trail TPL Match Fund; **(6)** a disbursement of a warrant check payable to TxDOT for the amount of \$177,729.00; and **(7)** the execution of the agreement including all terms, conditions and documents required by the agreement - Total amount of \$8,325,405.00 - Financing: TxDOT Five Mile Creek TASA Grant Fund (\$6,660,324.00) and Five Mile Creek Trail TPL Match Fund (\$1,665,081.00) (see Fiscal Information)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2025

25-0299

Item 37: Authorize **(1)** an Advance Funding Agreement with the Federal Highway Administration through the Texas Department of Transportation (TxDOT) (Agreement No. CSJ 0918-47-474, Assistance Listing No. 20.205) for the Congestion Mitigation and Air Quality (CMAQ) Program for design and construction of the Five Mile Creek Trail in the amount of \$16,101,316.00 of which the Federal portion is \$15,400,000.00 (includes \$154,000.00 in State Direct Costs), the State's portion is \$701,316.00, and the local match portion is \$3,080,000.00 to be provided through the use of Transportation Development Credits; **(2)** the establishment of appropriations in the amount of \$15,246,000.00 in the TxDOT CMAQ Five Mile Creek Westmoreland DART Grant Fund; **(3)** the receipt and deposit of funds in the amount of \$15,246,000.00 to the TxDOT CMAQ Five Mile Creek Westmoreland DART Grant Fund; and **(4)** the execution of the agreement and all terms, conditions and documents required by the agreement - Total amount of \$15,246,000.00 - Financing: TxDOT CMAQ Five Mile Creek Westmoreland DART Grant Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2025

25-0300

Item 38: Authorize **(1)** the rescission of the authorization of a public hearing to be held on December 11, 2024, pursuant to Chapter 26 of the Texas Parks and Wildlife Code; and **(2)** a public hearing to be held on March 26, 2025, pursuant to Chapter 26 of the Texas Parks and Wildlife Code to receive comments on the proposed use of a portion of parkland at West Trinity Heights Park, located at 1900 Harlandale Avenue, totaling approximately 24,204 square feet of land (0.56 acres), by Dallas Water Utilities Department for a public drainage project - Estimated Revenue: Capital Gifts, Donation & Development Fund \$740.90

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2025

25-0301

Item 39: Authorize a public hearing to be held on March 26, 2025, pursuant to Chapter 26 of the Texas Parks and Wildlife Code, to receive comments on the proposed use of a portion of parkland at L.B. Houston Nature Area located at 2112 and 2116 Sandy Lane, totaling approximately 7,803 square feet of land (0.18 acres), by the Dallas Water Utilities Department for a public wastewater utility project - Estimated Revenue: Capital Gifts, Donation and Development Fund \$755.60

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2025

25-0302

Item 40: Authorize a construction services contract for the construction of the Trinity Strand Hi-Line Span Project, a new pedestrian bridge at the end of Hi Line Drive in the Dallas Design District, to connect the new Circuit Trail and the Katy Trail to the Trinity Strand Trail - The Fain Group, Inc., lowest responsible bidder of six - Not to exceed \$8,790,898.00 - Financing: Design District TIF Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2025

25-0303

Item 41: Authorize a decrease in the construction services contract with RoeschCo Construction LLC for the construction of the Trinity Strand Trail Phase II, from Inwood Road DART Station to Turtle Creek Boulevard for the deletion of traffic signal foundations, addition of three pole protection pads, removal of cable railings, and replacement of Americans with Disabilities Act accessible ramp and truncated dome pavers to comply with requests from the Department of Transportation and Public Works - Not to exceed \$155,400.00, from \$6,372,766.08 to \$6,217,366.08 - Financing: Street and Transportation Improvements (A) Fund (2012 General Obligation Bond Fund)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2025

25-0304

Item 42: Consideration of appointments to boards and commissions and the evaluation and duties of board and commission members (List of nominees is available in the City Secretary's Office)

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

Councilmember Blackmon moved to appoint the following:

- Mystica Jacob to the Municipal Library Board;
- John Jack Bunning to the South Dallas/Fair Park Opportunity Board;
- Glenn Ralph Hunter to the Veterans Affairs Commission;
- Jolie Newman to the Reinvestment Zone Twenty Board (Mall Area Redevelopment);
and
- Leroy Tamfu, Vice Chair, to the Youth Commission.

Motion seconded by Councilmember Schultz and unanimously adopted.

Councilmember West moved to appoint the following:

- Katherine Unmuth, Chair, to the Municipal Library Board.

Motion seconded by Councilmember Mendelsohn.

Mayor Johnson called a vote and declared the motion adopted on a divided vote with Councilmember Schultz and Councilmember Mendelsohn voting “No.” (*Johnson abstain; Bazaldua, Blackmon absent when vote taken)

*Note: Per the Dallas City Charter, Ch III, Sec. 2, The Mayor shall have a vote on all matters coming before the city council, other than confirmation of appointments by the mayor, unless otherwise disqualified, but no power to veto.

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

25-5450	MLB	MUNICIPAL LIBRARY BOARD
25-5451	RZ20	REINVESTMENT ZONE TWENTY BOARD (MALL AREA REDEVELOPMENT)
25-5452	SDFP	SOUTH DALLAS/FAIR PARK OPPORTUNITY BOARD
25-5453	VAC	VETERAN AFFAIRS COMMISSION
25-5454		BOARD OFFICER

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2025

25-0305

Item 43: A resolution authorizing approval for the City Manager to enter into an agreement between the City of Dallas (Host City Authority) and the North Texas FWC Organizing Committee (Hosting SPV) to set forth rights and obligations of both parties with respect to the fulfillment of obligations under the Host City Agreement for FIFA World Cup 2026, approved as to form by the City Attorney - Financing: No cost consideration to the City

Councilmember Moreno moved to adopt the item.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2025

25-0306

Item 44: Authorize a resolution to ~~direct the City Manager to start the procurement process for a human resources consultant services for~~ engage a new performance management consultant to assist the Dallas City Council and facilitate the performance evaluations of City Council - appointed positions (City Attorney, City Secretary, City Manager, City Auditor, and Inspector General) - Financing: No cost consideration to the City

Corrected

Mayor Pro Tem Atkins moved to adopt the item.

Motion seconded by Councilmember West. (Narvaez absent when vote taken)

Following adoption of item and at the clarification of the city attorney, Mayor Johnson stated that the city council can now consider the procedural matter of the discharge of the [Ad Hoc on Administrative Affairs] committee.

Councilmember Schultz moved that the item be moved to the committee of the whole and acted on as a committee of the whole.

Motion seconded by Councilmember West.

At the request of Mayor Johnson, the city attorney clarified that the motion was to discharge the committee. She explained that when a question is in the hands of a committee, the assembly cannot consider basically the same topic. The motion made by Councilmember Schultz to discharge the committee requires a second, it is debatable and it is amendable. If the committee is discharged, then that means an item would be placed on the agenda for the entire city council to do what the committee would be doing; which is the evaluation and then recommending or actually approving who they want to be the contractor.

After discussion, Mayor Johnson called a record vote on Councilmember Schultz's procedural motion to discharge the committee:

Voting Yes: [8] Bazaldua, West, Gracey, Resendez,
Narvaez, Blackmon, Schultz, Willis

Voting No: [7] Johnson, Atkins, Moreno, Arnold, Stewart,
Mendelsohn, Ridley

The city secretary declared the procedural motion adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2025

25-0307

Item 45: Authorize a resolution to direct the City Manager to utilize MGT as the firm responsible for the search process to fill the Inspector General position
- Financing: No cost consideration to the City

Mayor Pro Tem Atkins moved to adopt the item.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2025

25-0308

Item 46: Approval and adoption of the Seventieth and Seventy-First Supplemental Concurrent Bond Ordinances amending the Master Bond Ordinance relating to Dallas Fort Worth International Airport (DFW) Joint Revenue Bonds, which will authorize the issuance of new debt not to exceed \$3 billion for the period beginning March 1, 2025 and ending February 28, 2026, set parameters for bond sales, and authorize the use of bond proceeds to refund DFW's outstanding commercial paper - Financing: No cost consideration to the City

Councilmember Schultz moved to adopt the item.

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

Assigned ORDINANCE NOS. 32991 AND 32992

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2025

25-0309

Item 47: An ordinance ordering a general election to be held in the City of Dallas on Saturday, May 3, 2025, for the purpose of electing 14 members to the City Council of the City of Dallas to represent Places 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, and 14 for the term beginning June 16, 2025 - Financing: No cost consideration to the City

Councilmember Ridley moved to adopt the item.

Motion seconded by Mayor Pro Tem Atkins and unanimously adopted. (Narvaez absent when vote taken)

Assigned ORDINANCE NO. 32993

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2025

25-0310

Item 48: Authorize an Interlocal Agreement between Dallas County Criminal District Attorney's Office and the Dallas Police Department to identify the disposition of proceeds from contraband seized and forfeited under Chapter 59 of the Texas Code of Criminal Procedure for a term of 36 months - Financing: No cost consideration to the City.

Councilmember Resendez moved to adopt the item.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2025

25-0311

ZONING CASES – INDIVIDUAL

Item Z1: Zoning Case Z234-144(LG)

A public hearing to receive comments regarding an application for and an ordinance granting an MU-3 Mixed Use District and a resolution accepting deed restrictions volunteered by the applicant on property zoned Planned Development District No. 69, on the east side of South R. L. Thornton Freeway, south of East Overton Road

Recommendation of Staff: Approval

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

The following individuals addressed the city council on the item:

Victoria Morris, 2323 Ross Ave., representing Jobar Development (visual presentation)
Suzan Kedron, 2323 Ross Ave., representing Jobar Development
Ola Allen, 4411 Summit Ridge Dr., representing Marsalis Park HOA
Karl Crawley, 2201 Main St.
Deloris Phillips, Not Provided

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

- Subject to revised deed restrictions volunteered by the applicant today.

Motion seconded by Councilmember Narvaez.

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

John Walker, 127 Oakwood Ln., Hickory Creek, TX
Bart Plaskoff, 1408 N. Riverfront Blvd.

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

Assigned ORDINANCE NO. 32994

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2025

25-0312

ZONING CASES – INDIVIDUAL

Item Z2: Zoning Case Z234-224(LC)

A public hearing to receive comments regarding an application for application for **(1)** an amendment to Tract II within Planned Development District No. 234; and **(2)** a Specific Use Permit for a service station on the east side of South Cockrell Hill Road, south of Corral Drive

Recommendation of Staff: Denial

Recommendation of CPC: Denial without prejudice

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

Motion seconded by Mayor Pro Tem Atkins and unanimously deferred. (Moreno, Blackmon absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2025

25-0313

ZONING CASES - UNDER ADVISEMENT – INDIVIDUAL

Item Z3: Zoning Case Z189-341(SO)

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

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

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

Note: This item was held by the City Council at the public hearing on December 11, 2024 and is scheduled for consideration on February 12, 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:

Marsha Jackson, 4920 Choate Rd.
Evelyn Mayo, 2833 Province Ln., representing Downwinders at Risk
Allen McGill, 1445 Firebird Dr.
Caleb Roberts, 2847 Alabama Ave., representing Downwinders at Risk

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

25-0313

Page 2

Erik Wilson, 7942 Jubilant Dr., representing Southern Sector Rising
James Hatley Jr., 9049 S. Central Expy.
Gail Terrell, 1445 Firebird Dr.
Jennifer Rangel, 207 N. Morocco Ave.
Janie Cisneros, 2821 Bedford St., representing Singleton United/Unidos
Chris Bowers, 4115 Rainsong Dr., representing American Industrial Trading
Eli Amzallag, 4403 River Oaks (handout provided)
Gabriel Amzallag, 8800 S. Julius Schepps Fwy., representing The Amza Group
Suraj Barot, 8500 S. Julius Schepps Fwy.
Jonathan Soukup, 9205 S. Central Expy.
Jerry Soukup, 9205 S. Central Expy.
Ruy Guedes Teixeira, 108 Maple Ave., Philadelphia, PA
Steve Darling, 2500 Dallas Pkwy., Plano, TX
Greg Obloy, 12225 Stephens Rd., Warren, MI, representing UTSI Finance Inc.
Robert Miklos, Not Provided
Bonnie Mathias, 904 Lufkin St., representing Southern Sector Rising
Mason Brown, 11143 Goodnight Ln.
Elizabeth Gough, 1020 Lufkin Ln., Forney, TX
Laura Quintero, Not Provided
Emaan Majed, 340 Waterview Dr. Coppell, TX
Robert Fernandez, 2418 Greenfield Cir., Garland, TX
Hershal Bradley, 4416 River Oaks Rd.
Doug Mclay, 9393 S. Central Expy.
Neil Goldberg, 5036 Radbrook Pl.
Kaveh Shahabi-Azad, 9505 S. Central Expy.
Sasan Shahabi-Azad, 9505 S. Central Expy.

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

- The new planned development district, PD 1111, is expanded to include three properties at the northeast corner of Central Expressway and McCommas Bluff Road:
 - Lot 1 in City Block 8006;
 - a 4.84-acre tract in City Block 8006; and
 - a 2.91-acre tract in City Block 8006; and
- In PD 1111:
 - a mini-warehouse use and an office showroom/warehouse use are permitted by right;
 - a warehouse use is permitted subject to residential adjacency review; and
 - a machine or welding shop use is permitted subject to a specific use permit.

and pass the ordinances.

Motion seconded by Councilmember Narvaez.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

25-0313

Page 3

After discussion, Presiding Officer Atkins called a record vote on Deputy Mayor Pro Tem Bazaldua's motion:

Voting Yes: [12] Atkins, Bazaldua, West, Moreno, Gracey,
Resendez, Narvaez, Blackmon, Stewart,
Schultz, Willis, Ridley

Voting No: [1] Mendelsohn

Absent When Vote Taken: [2] Johnson, Arnold

The city secretary declared the item amended.

Assigned ORDINANCE NOS. 32995, 32996, 32997, 32998, 32999, 33000, 33001, 33002, 33003,
33004, 33005, 33006, 33007, 33008, 33009 AND 33010

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2025

25-0314

ZONING CASES - UNDER ADVISEMENT – INDIVIDUAL

Item Z4: Zoning Case Z234-196(GB)

A public hearing to receive comments regarding an application for and a resolution granting an amendment to deed restrictions [Z856-107 and Z867-125] as volunteered by the applicant on property zoned an IR Industrial Research District, on the east line of South Hampton Road, north of West Daniieldale Road

Recommendation of Staff: Approval of an amendment to deed restrictions [Z856-107 and Z867-125] as volunteered by the applicant

Recommendation of CPC: Approval of an amendment to deed restrictions [Z856-107 and Z867-125] as volunteered by the applicant

Note: This item was deferred by the City Council at the public hearing on January 8, 2025, and is scheduled for consideration on February 12, 2025.

The following individuals addressed the city council on the item:

Angela Hunt, 500 N. Akard St., representing SFG ISF Dallas Hampton LLC
Michale Coogan, 3280 Peachtree Rd., Atlanta, GA, representing SFG ISF Dallas Hampton LLC

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

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2025

25-0315

SPECIAL PROVISION SIGN DISTRICT

Item PH1: A public hearing to receive comments regarding an application for and an ordinance granting the creation of a new subdistrict, Lawyers Building, within the West End Historic Sign District on a property zoned CA-1(A) Central Area District with Historic Overlay No. 2, on the southwest corner of Main Street and South Austin Street

Recommendation of Staff: Approval

Recommendation of CPC: Approval, subject to conditions

The following individual addressed the city council on the item:

Victoria Morris, 2323 Ross Ave.

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

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

Assigned ORDINANCE NO. 33011

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 12, 2025

25-0316

DEVELOPMENT CODE AMENDMENT

Item PH2: An ordinance amending Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code by amending Sections 51A-1.106, 51A-3.102, 51A-4.701, 51A-4.703, and 51A-4.704; providing (1) that additional notice must be given to owners and tenants of property whose use may become nonconforming due to an amendment to the Dallas Development Code or a change in zoning district; (2) a revised process for initiating and conducting a Board of Adjustment hearing to require that a nonconforming use cease operation; amending Chapter 52, “Administrative Procedures for the Constriction Codes,” by amending Sections 303.12.1.4, 303.12.1.6, 306.12.3, 306.14, and 306.15; removing the fees and the fee waiver process for a compliance request for a nonconforming use; (3) that a certificate of occupancy for a nonconforming use is void after the property owner or lessee has been fully compensated based on the property owner’s or lessee’s choice of remedy; (4) requirements for written notice of building official decisions; and (5) procedures for appealing building official decisions; to the Dallas Development Code to align with Texas Senate Bill 929, 88th Legislature

Recommendation of Staff: Approval

Recommendation of CPC: Approval

The following individual addressed the city council on the item:

Caleb Roberts, 2847 Alabama Ave.

Mayor Pro Tem Atkins moved to close the public hearing and adopt the item with the following changes:

- The changes to Section 51A-4.704 are effective as of February 1, 2023, as required by Section 3(2) of S.B. 929.

Motion seconded by Deputy Mayor Pro Tem Bazaldua and unanimously amended. (Blackmon, Stewart absent when vote taken)

Assigned ORDINANCE NO. 33012

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, FEBRUARY 12, 2025

EXHIBIT C