

City of Dallas

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



ANNOTATED COUNCIL AGENDA

February 26, 2025

9:19 A.M. – 4:39 P.M.

[25-0330; HELD]

Invocation and Pledge of Allegiance

Agenda Item/Open Microphone Speakers
[25-0331]

VOTING AGENDA

1. Approval of Minutes of the February 12, 2025 City Council Meeting
[25-0332; APPROVED]

CONSENT AGENDA [25-0333; APPROVED]

Budget and Management Services

2. Authorize public hearings to be held on March 26, 2025, May 28, 2025, and August 27, 2025, to receive comments on the FY 2025-26 Operating, Capital, and Grant & Trust Budgets - Financing: No cost consideration to the City
[25-0334; APPROVED]

City Attorney's Office

3. Authorize settlement of the bodily injury claims brought by Adam Hewitt in the lawsuit styled, Adam Hewitt v. City of Dallas, Cause No. DC-23-21005 - Not to exceed \$30,000.00 - Financing: Liability Reserve Fund
[25-0335; APPROVED]
4. Authorize settlement of the bodily injury claims brought by Kimberly Ludd in the lawsuit styled, Kimberly Ludd v. City of Dallas, Cause No. CC-22-06028-E - Not to exceed \$65,000.00 - Financing: Liability Reserve Fund
[25-0336; APPROVED]

Dallas Police Department

5. Authorize the **(1)** application for and acceptance of a grant from the Texas Office of the Governor, Criminal Justice Division (CJD) for the Bullet Resistance Shield Grant (Grant No. 5109501, State Award ID No. 2025-SH-ST-0000) in the amount of \$412,938.13 to provide and equip peace officers with bullet resistant shields for the period October 1, 2024 through September 30, 2025; **(2)** establishment of appropriations in an amount not to exceed \$412,938.13 in the CJD FY25 Bullet-Resistant Shield Grant Fund; **(3)** receipt and deposit of funds in an amount not to exceed \$412,938.13 in the CJD FY25 Bullet-Resistant Shield Grant Fund; and **(4)** execution of the grant agreement with CJD and all terms, conditions, and documents required by the agreement - Not to exceed \$412,938.13 - Financing: CJD FY25 Bullet-Resistant Shield Grant Fund
[25-0337; APPROVED]

Dallas Water Utilities Department

6. Authorize a three-year service price agreement for E. coli testing in rivers and lakes for the Dallas Water Utilities Department with Texas A & M AgriLife Research through an interlocal agreement with Texas A & M System - Estimated amount of \$369,600.00 -Financing: Stormwater Drainage Management Fund (subject to annual appropriations)
[25-0338; APPROVED]
7. Authorize an increase to the construction services contract with Oscar Renda Contracting, Inc. for additional work associated with the rehabilitation of wastewater interceptors at three locations - Not to exceed \$1,321,577.94, from \$26,210,144.72 to \$27,531,722.66 - Financing: Wastewater Capital Improvement G Fund
[25-0339; APPROVED]

Department of Facilities and Real Estate Management

8. An ordinance abandoning a utility easement, a water easement, and two sanitary sewer easements; portions of a sewer easement, two utility easements, and three water easements to Dallas Public Facility Corporation, the abutting owner, containing a total of approximately 12,492 square feet of land, located near the intersection of Northwest Highway and Lemmon Avenue - Revenue: General Fund \$16,150.00, plus the \$20.00 ordinance publication fee
[25-0340; APPROVED; ORDINANCE 33013]
9. Authorize settlement in lieu of proceeding further with condemnation in the condemnation suit styled City of Dallas vs. Totsie Irene Farley, et al ., Cause No. CC-21-02174-c in Dallas County Court at Law No. 3 filed in from A+ Charter Schools, Inc., of approximately 466,639 square feet of land located near the intersection of Masters Drive and Old Seagoville Road for District 5 New Park at Masters Drive Project - Not to exceed \$407,759.49 increased from \$574,000.00 (\$568,196.00, plus closing costs and title expenses not to exceed \$5,804.00) to \$981,759.49 (\$975,000.00 plus closing costs and title expenses not to exceed \$6,759.49) - Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund)
[25-0341; APPROVED]

Department of Human Resources

10. ~~Authorize approval of the Supplemental Agreement 2 with WEX Health Inc. (formerly Unify HR) to cover additional fees incurred when filing IRS Form 1095 due to increased employees and provision of reports for employees and retirees outside the State of Texas - Not to exceed \$24,643.20, from \$60,000.00 to \$84,643.20 - Financing: Employee Benefits Fund~~
~~**[25-0342; DELETED]**~~

Department of Information and Technology Services

11. Authorize a five-year cooperative purchasing agreement for the continuous use of third-party AppExchange integration software licenses, maintenance and support of Salesforce Enterprise Business Information and Process Automation Management System for the Department of Information and Technology Services with Carahsoft Technology Corporation through the OMNIA Partners Cooperative agreement - Not to exceed \$646,264.50 - Financing: Data Services Fund (subject to annual appropriations)
[25-0343; APPROVED]
12. Authorize **(1)** Supplemental Agreement No. 15 to increase the service contract, with two one-year renewal options with Workday, Inc. for continued licensing, configuration, hosting, maintenance, and technical support for the City's existing human resource and payroll system for the Department of Information and Technology Services; and **(2)** to extend the contract from March 3, 2025 to March 2, 2026 - Not to exceed \$4,353,943.00, from \$24,922,512.26 to \$29,276,455.26 - Financing: Data Services Fund (subject to annual appropriations)
[25-0344; APPROVED AS AN INDIVIDUAL ITEM]
13. Authorize Supplemental Agreement No. 61 to the existing agreement for the purchase of voice and data network services, network management, monitoring, maintenance, information technology security, and related services for the Department of Information and Technology Services with AT&T Enterprises, LLC through the Texas Department of Information Resources cooperative agreement - Not to exceed \$37,801,379.15 - Financing: Data Services Fund (\$29,462,452.98) and General Fund (\$1,224,509.13) and 2024 Master Lease Equipment Fund (\$7,114,417.04) (subject to annual appropriations)
[25-0345; APPROVED]

Department of Transportation and Public Works

14. Authorize **(1)** the adoption of a revised Public Transportation Agency Safety Plan for the Dallas Streetcar System; and **(2)** the ratification of the City Manager's approval of the updated and revised Public Transportation Agency Safety Plan on January 24, 2025 - Financing: This action has no cost consideration to the City (see Fiscal Information)
[25-0346; APPROVED]
15. Authorize a construction material testing services contract with Raba Kistner, Inc. to provide the construction materials testing services for the projects scheduled for the 2025 Annual Street Resurfacing Project (East) - Not to exceed \$499,873.00 - Financing: Street and Alley Improvement Fund
[25-0347; APPROVED]
16. Authorize a construction material testing services contract with Terracon Consultants, Inc. to provide the construction material testing services for the projects scheduled for the 2025 Annual Street Resurfacing Project (West) - Not to exceed \$410,842.50 - Financing: Street and Alley Improvement Fund
[25-0348; APPROVED]

17. Authorize payment to the Texas Department of Transportation for the Advance Funding Agreement (Agreement No. CSJ 0581-01-164, etc., Assistance Listing No. 20.205) for cost overruns related to the construction of five traffic signals and associated off-system intersection improvements at the following locations: West Davis Street at North Westmoreland Road, West Illinois Avenue at Knoxville Street, West Illinois Avenue at South Westmoreland Road, South Beckley Avenue at East Saner Avenue, and South Westmoreland Road at West Wheatland Road - Total amount of \$821,572.41 - Financing: General Fund
[25-0349; APPROVED]
18. Authorize the Second Amendment to the Project Specific Agreement with Dallas County, Transportation - Major Capital Improvement Projects (Project No. 30221-4) to include **(a)** an increase of \$861,457.00 for the implementation of bicycle facilities, upgrades to traffic signals and streetlights, and construction of street improvements on Riverfront Boulevard from Cadiz Street to Justice Center Way; and **(b)** an increase of \$16,718,956.00 for water and wastewater main improvements, specifically for work related to Segment B - Total not to exceed \$17,580,413.00 - Financing: Street and Transportation Improvements Funds (2006 General Obligation Bond Fund) (\$861,457.00) and Water Capital Improvement F Fund (\$16,718,956.00) (subject to appropriations)
[25-0350; APPROVED]
19. Authorize a construction services contract for the construction of Street Reconstruction Group 17-1008 (list attached to the Agenda Information Sheet) - Jeske Construction Company, lowest responsible bidder of six - Not to exceed \$2,532,819.00 - Financing: 2024B Certificates of Obligation Fund (\$2,056,799.00), Wastewater Construction Fund (\$3,150.00), Water Capital Improvement G Fund (\$279,220.00), Wastewater Capital Improvement G Fund (\$185,740.00), and Water Construction Fund (\$7,910.00)
[25-0351; APPROVED]
20. Authorize an increase to the construction services contract with HD Way Concrete Service, LLC for the additional water and wastewater main improvements needed for Street Reconstruction Group 17-4009 - Not to exceed \$187,750.00, from \$2,370,432.75 to \$2,558,182.75 - Financing: Water Capital Improvement G Fund (\$136,500.00), Wastewater Capital Improvement G Fund (\$51,250.00)
[25-0352; APPROVED]
21. Authorize an increase in the construction services contract with Rebcon, LLC for the additional wastewater improvements needed on Commerce Street from Good Latimer Expressway to Exposition Avenue - Not to exceed \$286,347.68, from \$30,061,949.00 to \$30,348,296.68 - Financing: Wastewater Capital Improvement G Fund
[25-0353; APPROVED]

22. Authorize Supplemental Agreement No. 1 to the professional engineering services contract with RS&H, Inc. to provide additional design services for traffic signal and intersection improvements at Cesar Chavez Boulevard and Canton Street - Not to exceed \$249,725.00, from \$294,265.50 to \$543,990.50 - Financing: General Fund (subject to annual appropriations)
[25-0354; APPROVED]

Office of Arts and Culture

23. A resolution authorizing and establishing the Cultural Organizations Program (COP) and approving the COP guidelines established by the Office of Arts and Culture to support cultural services in the City of Dallas for the fiscal year 2025-26 - Financing: No cost consideration to the City (see Fiscal Information)
[25-0355; APPROVED]

Office of Bond and Construction Management

24. Authorize a design-build construction contract with G.P. Cooper Industries, Inc. dba Cooper General Contractors for design and preconstruction services, an early construction package, and architectural and engineering services for the design and construction of 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)
[25-0356; APPROVED]

Office of Economic Development

25. A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Three (Oak Cliff Gateway TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[25-0357; APPROVED]
26. A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Five (City Center TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[25-0358; APPROVED]

27. A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Six (Farmers Market TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[25-0359; APPROVED]
28. A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Seven (Sports Arena TIF District or District), and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[25-0360; APPROVED]
29. A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eight (Design District TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[25-0361; APPROVED]
30. A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Nine (Vickery Meadow TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[25-0362; APPROVED]
31. A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Ten (Southwestern Medical TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[25-0363; APPROVED]
32. A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eleven (Downtown Connection TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[25-0364; APPROVED]

33. A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twelve (Deep Ellum TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[25-0365; APPROVED]
34. A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Thirteen (Grand Park South TIF District or District), and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[25-0366; APPROVED]
35. A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Fourteen (Skillman Corridor TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[25-0367; APPROVED]
36. A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Fifteen (Fort Worth Avenue TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[25-0368; APPROVED]
37. A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Sixteen (Davis Garden TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[25-0369; APPROVED]
38. A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Seventeen (TOD TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[25-0370; APPROVED]

39. A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eighteen (Maple/Mockingbird TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[25-0371; APPROVED]
40. A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Nineteen (Cypress Waters TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[25-0372; APPROVED]
41. A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twenty (Mall Area Redevelopment TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[25-0373; APPROVED]
42. A resolution accepting the FY 2023-2024 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twenty-One (University TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District, and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
[25-0374; APPROVED]
43. Authorize a New Markets Tax Credit (NMTC) transaction between the Dallas Development Fund, a Dallas-based Texas nonprofit corporation and certified CDE or a subsidiary thereof (DDF), St. Philip's School and Community Center and Capital One, National Association and its subsidiaries thereof, of up to \$7 million of DDF's \$55 million NMTC allocation for a project located at 1600 Pennsylvania Ave, Dallas, Texas (Project), a qualified project under Section 45D of the Internal Revenue Code of 1986, as amended, as further described in Attachment A, and for DDF to collect related closing costs and annual fees - Financing: No cost consideration to the City
[25-0375; APPROVED]

44. Authorize amendment and restatement of the Chapter 380 economic development loan agreement and the Chapter 380 economic development grant agreement (collectively, the "Agreement") with MLK Kingdom Complex, LLC ("Borrower/Grantee") previously approved on June 22, 2022, by Resolution No. 22-0993 related to the MLK Wellness Project ("Project") proposed for the properties addressed as 3101 Martin Luther King, Jr. Boulevard and 2904 Meadow Street, including the following: (1) amend the Project completion deadlines [to September 1, 2025](#); (2) replace the tenant Jasz LLC with Kadosh Coffee, LLC or similar business as approved by the City Manager or designee; (3) extend the tenant investment deadline [to September 1, 2025](#); (4) amend the lease and occupancy dates [to September 1, 2025](#); (5) amend the date by which the facility is opened to the public [to September 1, 2025](#); (6) delete the minimum square footage requirement for the tenant leases; (7) delete the job creation requirement; (8) replace Exhibit B1 (budget) to the Agreement with Amended Exhibit B1 to reflect changes to the Project budget; (9) amend the Agreement to replace all references to "Small Business Center" with "Office of Economic Development"; (10) amend the loan payment schedule to reflect a six month forbearance as attached in Exhibit A, and in consideration; (11) [amend the offset provision in the grant agreement to clarify that Grantee and its affiliates must be in good standing with the City for grant payment to occur](#); and (12) increase the Borrower/Grantee's required minimum investment of non-City funding by \$120,305.00, from \$671,608.00 to \$791,913.00, in accordance with the Economic Development Incentive Policy - Financing: No cost consideration to the City
[25-0376; CORRECTED; APPROVED]

Office of Government Affairs

45. ~~Authorize the City of Dallas to approve revisions to Chapter 3 of the Code of Rules and Regulations of the Dallas Fort Worth International Airport Board~~ [An ordinance approving Dallas-Fort Worth International Airport Board Resolution No. 2024-11-294. Adopted on November 14, 2024, for the purpose of amending Chapter 3 of the Code of Rules and Regulations of the Dallas-Fort Worth International Airport Board as follows: Section 3-25\(o\) is deleted in its entirety, Section 3-25\(p\) becomes the new Section 3-25\(o\); and the phrase "in any way" is deleted from the new Section 3-25\(o\) - Financing: No cost consideration to the City](#)
[25-0377; CORRECTED; APPROVED; ORDINANCE 33014]

Office of Procurement Services

46. Authorize (1) the rejection of the six proposals received for an inventory management system for the Department of Information and Technology Services; and (2) the re-advertisement for a new solicitation - Financing: No cost consideration to the City
[25-0378; APPROVED]

47. Authorize a one-year service contract in the amount of \$200,000.00, with a one-year renewal option in the amount of \$200,000.00 as detailed in the Fiscal Information section, for the administration of a city -wide [pre-tax preparation assistance program](#) for the Office of Community Care and Empowerment - Foundation Communities, Inc., only proposer - Total amount not to exceed \$400,000.00 - Financing: ~~General Fund (subject to annual appropriations)~~ [ARPA Redevelopment Fund](#)
[25-0379; CORRECTED; APPROVED AS AN INDIVIDUAL ITEM]
48. Authorize a one-year service contract, with two one-year renewal options, for maintenance and repair of solar power equipment for the Department of Facilities and Real Estate Management - Axiom Solar, Inc., most advantageous proposer of four - Not to exceed \$536,965.00 - Financing: Capital Construction Fund (subject to annual appropriations)
[25-0380; APPROVED]
49. Authorize a three-year master agreement for the purchase of kitchen and cafeteria supplies for the Dallas Fire-Rescue Department - Always Available Wholesales & Supply Services Corp., lowest responsible bidder of four - Estimated amount of \$136,500.00 - Financing: General Fund
[25-0381; APPROVED]
50. Authorize a three-year service price agreement for laboratory instruments preventative maintenance services for the Dallas Water Utilities Department - HACH Company, lowest responsible bidder of two - Estimated amount of \$111,198.00 - Financing: Dallas Water Utilities Fund (subject to annual appropriations)
[25-0382; APPROVED]
51. Authorize a three-year service price agreement for bi-annual preventative maintenance services and repairs for variable frequency drives and soft starters for the Dallas Water Utilities Department - Shermco Industries, Inc., most advantageous proposer of two - Estimated amount of \$2,088,850.00 - Financing: Dallas Water Utilities Fund (subject to annual appropriations)
[25-0383; APPROVED]

Park & Recreation Department

52. Authorize **(1)** a six-month service contract to complete a sand bunker renovation project at Stevens Park Golf Course for the Park & Recreation Department with Landscapes Unlimited, LLC in the amount of \$499,538.06 through The Interlocal Purchasing System cooperative agreement; and **(2)** an increase in appropriations not to exceed \$499,538.06 in the Golf Improvement Fund - Not to exceed \$499,538.06 - Financing: Golf Improvement Fund
[25-0384; APPROVED]

53. Authorize **(1)** an Advance Funding Agreement with the United States Department of Transportation Federal Highway Administration through the Texas Department of Transportation (TxDOT) (Agreement Nos. CSJ 0918-22-287 and 0918-24-288, Assistance Listing No. 20.205) for the Congestion Mitigation & Air Quality (CMAQ) Program for the construction and reconstruction of the Timberglen Trail from Moss Glen Park to the Preston Ridge Trail including associated transportation improvements in the amount of \$3,229,340.00 as federal share in the total project cost of \$3,739,844.00 (includes \$3,173,513.00 in Federal reimbursement, \$55,827.00 in Direct State Cost), \$180,885.00 in Indirect State participation cost from TxDOT, local match for City participation in the amount of \$329,619.00 for CSJ 0918-22-287 and Transportation Development Credits used in lieu of a local match for CSJ 0918-24-288, valued at \$438,000.00, and Direct State Costs participation from the City in the amount of \$83,741.00; **(2)** [the establishment of appropriations in the amount of \\$3,173,513.00 in the TxDOT CMAQ Timberglen Trail Project Fund](#); **(3)** the receipt and deposit of funds in the amount of \$3,173,513.00 in the TxDOT CMAQ Timberglen Trail Project Grant Fund; **(4)** the disbursement of a warrant check payable to TxDOT for the amount of \$139,568.00; and **(5)** the execution of the agreement with TxDOT and all terms, conditions, and documents required by the agreement - Total amount of \$3,503,132.00 - Financing: Street and Transportation Improvements (A) Fund (2017 General Obligation Bond Fund) (\$329,619.00), and TxDOT CMAQ Timberglen Trail Project Grant Fund (\$3,173,513.00)
[25-0385; CORRECTED; APPROVED]

ITEMS FOR INDIVIDUAL CONSIDERATION

City Secretary's Office

54. Consideration of appointments to boards and commissions and the evaluation and duties of board and commission members (List of nominees is available in the City Secretary's Office)
[25-0386; NO APPOINTMENTS MADE TO BOARDS AND COMMISSIONS]

ADDITIONS:

CLOSED SESSION

[25-0387; HELD]

55. **Real Estate (Sec. 551.072 T.O.M.A.) and Attorney Briefing (Sec. 551.071 T.O.M.A.)**
- (1) Deliberate the purchase, exchange, lease, or value of real property located at 508 Young Street because deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person; and (2) seek the advice of the City Attorney on this matter (Sec. 551.071 T.O.M.A.).

OTHER ITEMS FOR INDIVIDUAL CONSIDERATION**City Secretary's Office**

56. A resolution authorizing **(1)** a joint election agreement and election services contract between the City of Dallas, Dallas County, and various other jurisdictions within Dallas County, for the conduct of a joint election to be held on Saturday, May 3, 2025, in an amount not to exceed \$1,033,010.75; **(2)** legal advertising in connection with the Saturday, May 3, 2025 General Election, in an amount not to exceed \$150,000.00; and **(3)** \$300.00 for translation services for publication and posting notices related to the election - Not to exceed \$1,183,310.75 - Financing: General Fund
[25-0388; APPROVED]
57. A resolution authorizing a joint election agreement and election services contract between the City of Dallas, Collin County, and various other jurisdictions within Collin County, for the conduct of a general election to be held Saturday, May 3, 2025 - Not to exceed \$25,000.00 - Financing: General Fund
[25-0389; APPROVED]
58. A resolution authorizing a joint election agreement and election services contract between the City of Dallas, Denton County, and various other jurisdictions within Denton County, for the conduct of a special election to be held Saturday, May 3, 2025 - Not to exceed \$18,000.00 - Financing: General Fund
[25-0390; APPROVED]
59. A resolution authorizing the Mayor to appoint an Ad Hoc City Council Canvassing Committee to review the returns of the Saturday, May 3, 2025 general election, and submit a canvass report to the full City Council on Wednesday, May 14, 2025 - Financing: No cost consideration to the City
[25-0391; APPROVED]

Mayor and City Council Office

60. A resolution directing the city manager to revise the staffing goals to increase the number of new police officers from 250 to 325 for fiscal year 2024-2025, with the number increasing to 350 new police officers in fiscal year 2025-2026 and 400 new police officers in fiscal year 2026-2027, and to present City Council with appropriate budget amendments - Financing: No cost consideration to the City (see Fiscal Information)
[25-0392; APPROVED AS AMENDED]

Office of Bond and Construction Management

61. Authorize (1) the rejection of the proposals received for the Construction Manager-at-Risk (CMAR Services) for a new Dallas Police Regional Training Academy, solicitation CIZ24-BCM-3111(a); and (2) the cancellation of the procurement solicitation CIZ24-BCM-3111(a) - Financing: No cost consideration to the City
[25-0393; APPROVED]

PUBLIC HEARINGS AND RELATED ACTIONS**Department of Planning and Development****ZONING CASES – CONSENT****[25-0394; APPROVED]**

- Z1. A public hearing to receive comments regarding an application for and an ordinance granting a Historic Overlay for the Bianchi House (4503 Reiger Avenue) on property zoned Planned Development District No. 98 (uses in this Planned Development District are limited to residential uses) at the intersection of Reiger Avenue (north side) and North Carroll Avenue
Recommendation of Staff: Approval, subject to preservation criteria
Recommendation of CPC: Approval, subject to staff and Landmark Commission preservation criteria with a proposed edit
Z189-161(RD)
[25-0395; HEARING OPEN; DEFERRED TO APRIL 9, 2025 BY COUNCILMEMBER MORENO]
- Z2. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to and a renewal of Specific Use Permit No. 2430 for a bail bonds office on property zoned within the Mixmaster Riverfront Subdistrict of Planned Development District No. 784, the Trinity River Corridor Special Purpose District, on the east line of South Riverfront Boulevard, south of Reunion Boulevard
Recommendation of Staff: Approval for a two-year period subject to amended conditions
Recommendation of CPC: Approval for a two-year period subject to amended conditions
Z223-287(CR)
[25-0396; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 33015]

- Z3. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 2431 for a restaurant with drive-in or drive-through service on property zoned a CA-1(A) Central Area District, on the west line of South Griffin Street, between Commerce Street and Jackson Street
Recommendation of Staff: Approval for a two-year period, subject to amended conditions
Recommendation of CPC: Approval for a two-year period, subject to amended conditions
Z234-139(MB)
[25-0397; HEARING CLOSED; APPROVED AS AMENDED; ORDINANCE 33016]
- Z4. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to and a renewal of Specific Use Permit No. 2469 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an NS(A)-D-1 Neighborhood Services District with a D-1 Liquor Control Overlay, on the southeast corner of Elam Road and Pleasant Drive
Recommendation of Staff: Approval for a three-year period, subject to an amended site plan and amended conditions
Recommendation of CPC: Approval for a three-year period, subject to an amended site plan and amended conditions
Z234-218(WK)
[25-0398; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 33017]
- Z5. A public hearing to receive comments regarding an application for and an ordinance granting a renewal of Specific Use Permit No. 1883 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CS-D-1 Commercial Service District with a D-1 Liquor Control Overlay, on the east corner of South Belt Line Road and C.F. Hawn Freeway
Recommendation of Staff: Approval for a five-year period, subject to conditions
Recommendation of CPC: Approval for a five-year period, subject to conditions
Z234-270(CR)
[25-0399; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 33018]
- Z6. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development Subdistrict on property zoned Subdistrict 1A within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, an area bound by West Commerce Street, Haslett Street, Yorktown Street, and Pittman Street
Recommendation of Staff: Approval, subject to conditions
Recommendation of CPC: Approval, subject to conditions
Z234-291(MB)
[25-0400; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 33019]

- Z7. A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for TH-3(A) Townhouse District uses on property zoned an R-7.5(A) Single Family District, on the southeast line of Ferguson Road, between Hibiscus Drive and Pasteur Avenue
Recommendation of Staff: Approval, subject to a conceptual plan and conditions
Recommendation of CPC: Approval, subject to a conceptual plan and conditions
Z234-311(MB)
[25-0401; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 33020]
- Z8. A public hearing to receive comments regarding an application for and an ordinance granting an R-5(A) Single Family Subdistrict on property zoned an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the southwest line of Lagow Street, between Canal Street and Spring Avenue
Recommendation of Staff: Approval
Recommendation of CPC: Approval
Z234-314(LC)
[25-0402; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 33021]
- Z9. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a commercial amusement (inside) on property zoned Subdistrict 1 within Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2, on the northeast line of C.F. Hawn Freeway, west of Pleasant Drive
Recommendation of Staff: Approval for a five-year period, subject to a site plan and conditions
Recommendation of CPC: Approval for a three-year period, subject to a site plan and conditions
Z234-315(AU/WK)
[25-0403; HEARING OPEN; DEFERRED TO MARCH 26, 2025 BY COUNCILMEMBER RESENDEZ]
- Z10. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Subarea A within Planned Development No. 975, on the northeast corner of Simpson Stuart Road and Highland Hills Drive
Recommendation of Staff: Approval, subject to a revised development plan, traffic management plan and conditions
Recommendation of CPC: Approval, subject to a revised development plan, traffic management plan and conditions
Z234-318(LL)
[25-0404; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 33022]

- Z11. A public hearing to receive comments regarding an application for and an ordinance granting an R-5(A) Single Family District on property zoned an LI Light Industrial District, on the south line of Compton Street, west of the intersection of Compton Street and Glidden Street
Recommendation of Staff: Approval
Recommendation of CPC: Approval
Z234-321(LC)
[25-0405; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 33023]
- Z12. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern on property zoned Planned Development District No. 619 with H/87 Republic National Bank (Davis) Building Historic District Overlay, on the north line of Main Street, east of South Field Street
Recommendation of Staff: Approval for a five-year period, subject to a site plan and conditions
Recommendation of CPC: Approval for a five-year period, subject to a site plan and conditions
Z234-347(CR)
[25-0406; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 33024]
- Z13. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development No. 1112, in an area generally northeast of Harry Hines Boulevard, southeast of West Mockingbird Lane, and on the northeast and southwest line of Forest Park Road
Recommendation of Staff: Approval, subject to amended conditions
Recommendation of CPC: Approval, subject to amended conditions
Z245-113(MP)
[25-0407; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 33025]

ZONING CASES – INDIVIDUAL

- Z14. A public hearing to receive comments regarding a City Plan Commission authorized hearing to consider a change to the zoning classification from R-7.5(A) single-family zoning district and R-10(A) single-family zoning district to Tract IV of the Lakewood Conservation District No. 2 being a tract of land consisting of portions of City Blocks C/2818, E/2829, L/2840, A/4416, 4418, 4417, H/2823, F/2805, D/2805, K/2025, L/2840 and all of City Blocks D/2819, F/2834, B/4416, B/4415, K/2839, J/2838, G/2835, I/2837, H/2836, E/2820, G/2823, J/2825, V/2804, K/2825, in an area generally bounded by alleys between Westlake Avenue and Meadow Lake Avenue and between Lakewood Boulevard and Westlake Avenue on the north, Lawther Drive on the east, Tokalon Drive and the alleys between Tokalon Drive and both Pasadena Avenue and Avalon Avenue and the alley between Lorna Lane and Avalon Avenue on the south, and Brendenwood Drive, Copperfield Lane and the alley south of Westlake, and Wendover Road on the west and an ordinance granting the amendments
Recommendation of Staff: Approval, subject to conditions
Recommendation of CPC: Approval, subject to conditions Z212-315(TAB)
[25-0408; HEARING CLOSED; APPROVED AS AMENDED; ORDINANCE 33026]

MISCELLANEOUS HEARINGS**Budget and Management Services**

- PH1. [\(1\)](#) A public hearing to receive comments on the adoption of Reprogramming Budget No. 1 (Substantial Amendment No. 1) to the FY 2024-25 Action Plan to use unspent Community Development Block Grant (CDBG) in the amount of \$1,335,555.00 on repairs and renovations at public facilities; and [\(2\)](#) at the close of the public hearing, authorize final adoption of Reprogramming Budget No. 1 (Substantial Amendment No. 1) to the FY 2024-25 Action Plan - Financing: This action has no cost consideration to the City (see Fiscal Information)
[25-0409; CORRECTED; HEARING CLOSED; APPROVED]

Department of Housing and Community Development

- PH2. ~~A public hearing to receive comments regarding an application by 13731 Goldmark Drive Owner LP, (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 Tuscany at Goldmark, a 184-unit multifamily residential rental development for persons of low and moderate income to be located at 13731 Goldmark Drive, Dallas, Texas 75240, and at the close of the public hearing, authorize a Resolution of No Objection for Applicant, related to its application to TDHCA for the acquisition and rehabilitation of Tuscany at Goldmark - Financing: No cost consideration to the City~~
[25-0410; DELETED]

- PH3. A public hearing to receive comments regarding an application by AMTEX C.F. Hawn Fund, LP, an affiliate of AMTEX Multi-Housing LLC (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 C.F. Hawn Apartments, a 280-unit multifamily residential rental development for persons of low and moderate income to be located at 10600 C.F. Hawn Freeway Dallas, Texas 75217 (Property); and, at the close of the public hearing, authorize a Resolution of No Objection for Applicant, related to its application to TDHCA for the development of C.F. Hawn Apartments - Financing: No cost consideration to the City
[25-0411; HEARING CLOSED; APPROVED]

- PH4. A public hearing to receive comments regarding an application by LDG The Gateway at Trinity Forest, LP, an affiliate of (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 The Gateway at Trinity Forest, a 300-unit multifamily residential rental development (Project) for persons of low and moderate income to be located at 2200 Dowdy Ferry Road, Dallas, Texas 75217 (Property); and, at the close of the public hearing, authorize a Resolution of No Objection for Applicant, related to its application to TDHCA for the development of the Project - Financing: No cost consideration to the City
[25-0412; HEARING CLOSED; APPROVED]

- PH5. A public hearing to receive comments regarding an application by LDG The Heights at UNT Station, LP, an affiliate of LDG Development (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 The Heights at UNT Station, located at 1021 East Wheatland Road, Dallas, Texas 75241 (Property); and, at the close of the public hearing, authorize a Resolution of No Objection for Applicant, related to its application to TDHCA for the development of The Legacy on Belt Line - Financing: No cost consideration to the City
[25-0413; HEARING CLOSED; APPROVED]
- PH6. A public hearing to receive comments regarding an application by LDG The Legacy on Belt Line, an affiliate of LDG Development (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 The Legacy on Belt Line, a 180-unit multifamily residential rental development for persons of low and moderate income to be located at 1275 South Belt Line Road, Dallas, Texas 75253 (Property); and, at the close of the public hearing, authorize a Resolution of No Objection for Applicant, related to its application to TDHCA for the development of The Legacy on Belt Line - Financing: No cost consideration to the City
[25-0414; HEARING CLOSED; APPROVED]
- PH7. A public hearing to receive comments regarding an application by Palladium Buckner Station, Ltd., an affiliate of Palladium USA, Inc. (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 Palladium Buckner Station, a 304-unit multifamily residential rental development for persons of low and moderate income to be located at 8008 Elam Road, Dallas, Texas 75217 (Property); and at the close of the public hearing, authorize a Resolution of No Objection for Applicant, related to its application to TDHCA for the development of Palladium Buckner Station - Financing: No cost consideration to the City
[25-0415; HEARING CLOSED; APPROVED]