

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, FEBRUARY 26, 2025

25-0330

VOTING AGENDA MEETING
DALLAS CITY HALL, COUNCIL CHAMBER/VIDEO CONFERENCE
MAYOR PRO TEM TENNELL ATKINS, PRESIDING

PRESENT: [14] Atkins, Bazaldua, West, Moreno, Arnold, Gracey, Resendez, Narvaez,
Blackmon, Stewart, Schultz, Mendelsohn, Willis, Ridley

ABSENT: [1] Johnson

The meeting was called to order at 9:19 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 1:26 p.m. to closed session and reconvened to open session at 2:06 p.m. (*Arnold [2:08 p.m.]

After all business properly brought before the city council had been considered, the city council adjourned at 4:39 p.m.

Presiding Officer

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**

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, FEBRUARY 26, 2025

EXHIBIT A

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, FEBRUARY 26, 2025

EXHIBIT B

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0331

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: Irish Watson, 7218 Robin Rd. (handout provided)
SUBJECT: Atmos Energy's price gouging

SPEAKER: Linda Newland, 2468 Dorrington Dr. (handout provided)
SUBJECT: Poison in the water

SPEAKER: Ashton Williams, 428 Hart St.
SUBJECT: The matter of importance

SPEAKER: Loucious Miller, 2902 S. Marsalis Ave.
SUBJECT: My home

SPEAKER: B.M. Randolph, Not Provided
SUBJECT: Yes, God is real

OPEN MICROPHONE – END OF MEETING:

There were no speakers under this category.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0332

Item 1: Approval of Minutes of the February 12, 2025 City Council Meeting

Councilmember West moved to adopt the minutes as presented.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0333

CONSENT AGENDA

The consent agenda consisted of consent agenda items 2-53. Consent agenda items 44, 45 and 53 were corrected. Consent agenda item 10 was deleted.

Councilmember Mendelsohn requested consent agenda item 12 be considered as an individual item later in the meeting; there was no objection voiced by the city council.

Councilmember West requested consent agenda item 47 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 2-9, 11, 13-46 and 48-53 was presented for consideration.

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

Motion seconded by Councilmember West and unanimously adopted. (Johnson absent)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0334

Item 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0335

Item 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0336

Item 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0337

Item 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0338

Item 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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0339

Item 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0340

Item 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

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 33013

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0341

Item 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)

Adoped as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0342

Item 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~~

Deleted

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0343

Item 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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0344

Item 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)

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 Narvaez.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0345

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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0346

Item 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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0347

Item 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0348

Item 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0349

Item 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

Adoped as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0350

Item 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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0351

Item 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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0352

Item 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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0353

Item 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0354

Item 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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0355

Item 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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0356

Item 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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0357

Item 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0358

Item 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0359

Item 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0360

Item 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0361

Item 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0362

Item 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0363

Item 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0364

Item 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0365

Item 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0366

Item 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0367

Item 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0368

- Item 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0369

Item 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0370

Item 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0371

Item 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0372

Item 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0373

Item 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0374

Item 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0375

Item 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0376

Item 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

Corrected

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0377

Item 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

Corrected

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0378

Item 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0379

Item 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](#)

Corrected

Councilmember West 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 Narvaez moved to adopt the item.

Motion seconded by Councilmember Schultz.

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

*Note: The city secretary stated the item is for a city-wide *free* tax preparation assistance program.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0380

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 - Axium Solar, Inc., most advantageous proposer of four - Not to exceed \$536,965.00 - Financing: Capital Construction Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0381

Item 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0382

Item 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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0383

Item 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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0384

Item 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0385

Item 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)

Corrected

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0386

Item 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)

There were no appointments made to boards and commissions.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0387

CLOSED SESSION

Item 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.).

At 1:26 p.m., Presiding Officer Atkins announced the closed session of the city council authorized by Chapter 551, "OPEN MEETINGS," of the (Texas Open Meetings Act) to discuss the following matter:

Item 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.).

The closed session ended and reconvened to open session at 2:06 p.m. No other matters were discussed during the closed session.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0388

Item 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

Councilmember Blackmon moved to adopt the item.

Motion seconded by Councilmember West.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0389

Item 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

Councilmember Narvaez moved to adopt the item.

Motion seconded by Mayor Pro Tem Atkins and unanimously adopted. (Johnson absent)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0390

Item 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

Councilmember Ridley moved to adopt the item.

Motion seconded by Councilmember Mendelsohn and unanimously adopted. (Johnson absent)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0391

Item 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

Councilmember Mendelsohn moved to adopt the item.

Motion seconded by Councilmember Ridley and unanimously adopted. (Johnson absent)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0392

Item 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)

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

Damien LaVeck, 6215 Georgian Ct.

Councilmember Mendelsohn moved to adopt the item.

Motion seconded by Councilmember Moreno.

During discussion, Councilmember Mendelsohn requested a record vote.

During further discussion, Deputy Mayor Pro Tem Bazaldua moved a subsidiary motion to:

- change the staffing goal for fiscal year 2024-25 to 300 new police officers.

Subsidiary motion seconded by Councilmember Resendez.

After discussion, Councilmember Mendelsohn requested a record vote on the subsidiary motion.

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

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

Voting No: [2] Moreno, Mendelsohn

Absent: [1] Johnson

The city secretary declared the subsidiary motion adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

25-0392

Page 2

Presiding Officer Atkins called a record vote on Councilmember Mendelsohn's motion, as amended by Deputy Mayor Pro Tem's Bazaldua's subsidiary motion:

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

Voting No: [2] Moreno, Mendelsohn

Absent: [1] Johnson

The city secretary declared the item amended.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0393

Item 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

Councilmember Ridley moved to adopt the item.

Motion seconded by Deputy Mayor Pro Tem Bazaldua and unanimously adopted. (Johnson absent)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0394

CONSENT ZONING DOCKET

Prior to consideration of the consent zoning docket and the item being read into the record, Councilmember Moreno moved to defer agenda item Z1 to the April 9, 2025 voting agenda meeting of the city council.

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

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

- Agenda item Z1: Zoning Case Z189-161(RD)
- Agenda item Z2: Zoning Case Z223-287(CR)
- Agenda item Z3: Zoning Case Z234-139(MB)
- Agenda item Z4: Zoning Case Z234-218(WK)
- Agenda item Z5: Zoning Case Z234-270(CR)
- Agenda item Z6: Zoning Case Z234-291(MB)
- Agenda item Z7: Zoning Case Z234-311(MB)
- Agenda item Z8: Zoning Case Z234-314(LC)
- Agenda item Z9: Zoning Case Z234-315(AU/WK)
- Agenda item Z10: Zoning Case Z234-318(LL)
- Agenda item Z11: Zoning Case Z234-321(LC)
- Agenda item Z12: Zoning Case Z234-347(CR)
- Agenda item Z13: Zoning Case Z245-113(MP)

Agenda item Z3 was removed from the consent zoning docket to be considered as an individual hearing.

Therefore, the consent zoning docket, consisting of agenda items Z2, Z4-Z8 and Z10-Z13 was presented for consideration.

- Agenda item Z2: Zoning Case Z223-287(CR)
- Agenda item Z4: Zoning Case Z234-218(WK)
- Agenda item Z5: Zoning Case Z234-270(CR)
- Agenda item Z6: Zoning Case Z234-291(MB)
- Agenda item Z7: Zoning Case Z234-311(MB)
- Agenda item Z8: Zoning Case Z234-314(LC)
- Agenda item Z10: Zoning Case Z234-318(LL)
- Agenda item Z11: Zoning Case Z234-321(LC)
- Agenda item Z12: Zoning Case Z234-347(CR)
- Agenda item Z13: Zoning Case Z245-113(MP)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

25-0394

Page 2

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

The following individual addressed the city council on the item:

Alannah Gates, 314 S. Riverfront Blvd., representing 1st Call Bail Bonds

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

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0395

Item Z1: Zoning Case Z189-161(RD) [Consent Zoning Docket]

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

Prior to consideration of the consent zoning docket and the item being read into the record, Councilmember Moreno moved to defer the item to the April 9, 2025 voting agenda meeting of the city council.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0396

Item Z2: Zoning Case Z223-287(CR) [Consent Zoning Docket]

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

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 33015

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0397

Item Z3: Zoning Case Z234-139(MB) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 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

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

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

The following individuals addressed the city council on the item:

Philip Kingston, 5901 Palo Pinto Ave., representing Hoque Global
Suzan Kedron, 2323 Ross Ave.
Wilfredo Gomez, 1810 Shoreline Dr., Mesquite, TX
Lee Ann Lewis, 1200 Main St.
Sean Mitchell, 2513 Lime Stone Ln., Garland, TX

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

Motion seconded by Councilmember Moreno.

During discussion, Deputy Mayor Pro Tem Bazaldua moved a subsidiary motion that:

- The SUP [Specific Use Permit] is approved for a five-year period.

Subsidiary motion seconded by Councilmember Willis.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

25-0397

Page 2

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

Voting Yes: [11] Atkins, Bazaldua, Gracey, Arnold,
Resendez, Narvaez, Blackmon, Stewart,
Schultz, Mendelsohn, Willis

Voting No: [3] West, Moreno, Ridley

Absent: [1] Johnson

The city secretary declared the subsidiary motion adopted.

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

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

Voting No: [1] Ridley

Absent: [1] Johnson

The city secretary declared the item amended.

Assigned ORDINANCE NO. 33016

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0398

Item Z4: Zoning Case Z234-218(WK) [Consent Zoning Docket]

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

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 33017

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0399

Item Z5: Zoning Case Z234-270(CR) [Consent Zoning Docket]

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

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 33018

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0400

Item Z6: Zoning Case Z234-291(MB) [Consent Zoning Docket]

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

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 33019

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0401

Item Z7: Zoning Case Z234-311(MB) [Consent Zoning Docket]

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

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 33020

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0402

Item Z8: Zoning Case Z234-314(LC) [Consent Zoning Docket]

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

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 33021

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0403

Item Z9: Zoning Case Z234-315(AU/WK) [Consent Zoning Docket]

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

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

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0404

Item Z10: Zoning Case Z234-318(LL) [Consent Zoning Docket]

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

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 33022

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0405

Item Z11: Zoning Case Z234-321(LC) [Consent Zoning Docket]

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

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 33023

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0406

Item Z12: Zoning Case Z234-347(CR) [Consent Zoning Docket]

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

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 33024

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0407

Item Z13: Zoning Case Z245-113(MP) [Consent Zoning Docket]

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

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 33025

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0408

ZONING CASES – INDIVIDUAL

Item Z14: Zoning Case Z212-315(TAB)

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

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:

Wilson Schoellkopf, 7015 Tokalon Dr.
Eric Johnson, 6422 Lakeshore Dr.
Roxan Staff, 6964 Tokalon Dr.
Summer Loveland, 7031 Lakewood Blvd.
Willis Winters, 200 W. Hubbard St., Mineral Wells, TX
Lisa Moreno, 6915 Lakewood Blvd.
Stan Cowan, 7023 Tokalon Dr.
Marcus Taylor, 6421 Blanch Cir.
Otto Marquez, 7011 Lakewood Blvd.
Ron Siebler, 10215 Northlake Dr., representing Preservation Dallas
Cynthia Timms, 7008 Lakeshore Dr.
David Loveland, 7031 Lakewood Blvd.
Beth Bentley, 5551 Vickery Blvd.
Mike Starcher, 6865 Tokalon Dr.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

25-0408

Page 2

Ann King, 6865 Lakeshore Dr.
Chris King, 6865 Lakeshore Dr.
Michelle Walker, 1841 Shelmire Dr.
Mark Beasley, 7026 Lakewood Blvd.
John Moreno, 6915 Lakewood Blvd.
Kim Edge, 7011 Lakewood Blvd.

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

- The following properties are removed from the expanded conservation district and remain zoned R-7.5(A):
 - the properties located along the south line of Lakeshore Drive, between Copperfield Lane and Wendover Drive, Lots 8 through 10 in City Block F/2821, and an 11,234 square foot tract of land in City Block F/2821; and
 - the properties located at the northwest corner of Tokalon Drive and Heath Street, an 11,340 square foot tract of land in City Block J/2838 and a 250 square foot tract of land in City Block J/2838.
- Painting the exterior structure is not a major modification; and
- This ordinance goes into effect on April 30, 2025.

and pass the ordinance.

Motion seconded by Deputy Mayor Pro Tem Bazaldua.

After discussion, Councilmember Blackmon moved a friendly amendment that the ordinance goes into effect on March 31, 2025.

Deputy Mayor Pro Tem Bazaldua accepted the friendly amendment.

Presiding Officer Atkins called a vote on Councilmember Blackmon's amended motion and declared the item unanimously amended. (Johnson absent)

Assigned ORDINANCE NO. 33026

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0409

MISCELLANEOUS HEARINGS

Item 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)

Corrected

No one addressed the city council on the item.

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

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0410

MISCELLANEOUS HEARINGS

Item 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~~

Deleted

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0411

MISCELLANEOUS HEARINGS

Item 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

The following individual addressed the city council on the item:

Darin Hansen, 30141 Agora Rd., Agora Hills, CA

Deputy Mayor Pro Tem Bazaldua moved to close the public hearing and adopt the item.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0412

MISCELLANEOUS HEARINGS

Item 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

No one addressed the city council on the item.

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

Motion seconded by Deputy Mayor Pro Tem Bazaldua and unanimously adopted. (Johnson absent)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0413

MISCELLANEOUS HEARINGS

Item 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

The following individual addressed the city council on the item:

Curtis Jones, 1339 Morrell Ave.

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

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0414

MISCELLANEOUS HEARINGS

Item 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

No one addressed the city council on the item.

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

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

FEBRUARY 26, 2025

25-0415

MISCELLANEOUS HEARINGS

Item 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

No one addressed the city council on the item.

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

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

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, FEBRUARY 26, 2025

EXHIBIT C