

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

25-0430

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 9:20 a.m. with a quorum of the city council present.

The invocation was given by J.K. Hamilton, Chaplin with Dallas Police Department.

Presiding Officer Atkins 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 11:22 a.m. to closed session and reconvened to open session at 1:23 p.m. (*Arnold [1:38 p.m.]

After all business properly brought before the city council had been considered, the city council adjourned at 7:35 p.m. due to loss of a quorum.

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, MARCH 26, 2025

EXHIBIT A

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

EXHIBIT B

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0431

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: Joe Stokes, 8930 San Benito Way
SUBJECT: Fluoridation

SPEAKER: Erin Davis, 11804 Rupley Ln.
SUBJECT: Fluoride

SPEAKER: Rudy Davis, 11804 Rupley Ln.
SUBJECT: Fluoride

SPEAKER: Regina Imburgia, 5423 Goodwin Ave.
SUBJECT: Stop Fluoridation

SPEAKER: Cynthia Heed, 6730 Belford Dr.
SUBJECT: City of Dallas ignored building codes

Councilmember Mendelsohn moved to suspend the City Council Rules of Procedure [Sec. 6.3(f)] to allow all registered residents of Dallas an opportunity to address the city council.

Motion seconded by Councilmember Gracey.

Presiding Officer Atkins called a vote on Councilmember Mendelsohn's motion and declared the motion failed, with majority of the city council voting in opposition. (Johnson absent)

Councilmember Mendelsohn moved to suspend the City Council Rules of Procedure [Sec. 6.3(f)] to allow all the remaining registered speakers an opportunity to address the city council; motion died due to lack of a second.

OPEN MICROPHONE – END OF MEETING:

SPEAKER: Miriam Matthews Field, 7939 Trojan St.
SUBJECT: Trojan St. repairs/home documentation

SPEAKER: Tommy Morgan, 1411 Grinnell St.
SUBJECT: Code enforcement/billing

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

25-0431

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OPEN MICROPHONE – END OF MEETING:

(continued)

SPEAKER: Albert Wash, 8808 Comer Dr.
SUBJECT: Parking/maintenance at Bishop Arts Theatre

SPEAKER: Edward Krisinger, 8615 Strathmore Dr.
SUBJECT: Bishop Arts Theatre

SPEAKER: Emma Rodgers, 1322 Woodburn Trl.
SUBJECT: Urgent maintenance at Bishop Arts Theatre

SPEAKER: Michael Baughman, 1366 Branchwood Pl.
SUBJECT: Funding for Bishop Arts Theatre

SPEAKER: Ester Davis, 2204 Millermore St.
SUBJECT: Bishop Arts Theatre

SPEAKER: Dominique Alexander, 1808 S. Good Latimer Expy.
SUBJECT: State of the City of Dallas

SPEAKER: Deloris Phillips, 3001 E. Avenue K, Grand Prairie, TX (handout
provided)
SUBJECT: DPD report

SPEAKER: Andrea Rush, 3103 Teton Dr., Garland, TX
SUBJECT: Public safety concern/Watermark Church

SPEAKER: Anita Waters, Not Provided
SUBJECT: Multifamily housing development
REPRESENTING: Woods Sugarberry Neighborhood Association

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0432

Item 1: Approval of Minutes of the February 26, 2025 City Council Meeting

Councilmember Ridley moved to adopt the minutes as presented.

Motion seconded by Councilmember Narvaez and unanimously adopted. (Arnold absent when vote taken; Johnson absent)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0433

CONSENT AGENDA

The consent agenda consisted of consent agenda items 2-49. Consent agenda items 2, 3 and 23 were corrected. Consent agenda item 46 was deleted.

Councilmember Blackmon requested consent agenda item 2 be considered as an individual item later in the meeting; there was no objection voiced by the city council.

Councilmember Mendelsohn requested consent agenda items 2, 23, 24, 25 and 34 be considered as individual items later in the meeting; there was no objection voiced by the city council.

Councilmember Ridley requested consent agenda items 19 and 20 be considered as individual items later in the meeting; there was no objection voiced by the city council.

Councilmember Bazaldua requested consent agenda item 38 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 3-18, 21, 22, 26-33, 35-37, 39-45 and 47-49 was presented for consideration.

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

Motion seconded by Councilmember Resendez and unanimously adopted. (Arnold absent when vote taken; Johnson absent)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0434

Item 2: Authorize the following revisions to the Financial Management Performance Criteria to: **(1)** add language that establishes an Employee Benefit Reserve in Unassigned Fund Balance; **(2)** clarify the pension benefit adjustment approval process for Employees Retirement Fund and Dallas Police and Fire Pension System; **(3)** change the comparison of the disabled and over 65 property tax exemption to the consumer price index to use the median residential market value instead of the average residential market value; ~~and (4)~~ exclude certificate of obligation debt repaid by Enterprise Funds or other funds with an existing dedicated rate structure from the limit on total certificate of obligation debt; and (5) add language that all retirement systems will be financed in a manner to systematically fund liabilities - Financing: No cost consideration to the City

Corrected

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

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

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

- The annual reviews in Financial Management Performance Criteria #15, must be provided to the city council by the pension funds in October.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0435

Item 3: An ordinance amending Ordinance No. 32861, previously approved on September 18, 2024, as amended by Ordinance No. 32925 previously approved on December 11, 2024, authorizing (1) certain transfers and appropriation adjustments for FY 2024-25 for the maintenance and operation of various departments, and activities; and (2) the City Manager to implement those adjustments - Not to exceed ~~\$3,867,441,142~~ 3,866,941,142 - Financing: General Fund (\$1,903,410,750), Enterprise Funds, Internal Service, and Other Funds (\$1,766,760,252), and Grants, Trust, and Other Funds (~~\$197,270,140~~ 196,770,140)

Corrected

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 33027

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0436

Item 4: Authorize settlement of the lawsuit styled, Jon Puryear EMS CE LLC v. City of Dallas, et al., Case No. 3:24-CV-01801-D – Not to exceed \$100,000.00 -
Financing: Liability Reserve Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0437

Item 5: Authorize settlement of the lawsuit styled, Laura Alonzo, Individually, and as Next Friend of M.A., a Minor, and Ernesto Hernandez Jr. v. City of Dallas, Cause No. CC-22-06297-C - Not to exceed \$82,000.00 - Financing: Liability Reserve Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0438

Item 6: Authorize settlement of the bodily injury claims brought by Sterling Bradshaw in the lawsuit styled, Sterling Bradshaw v. City of Dallas, Cause No. DC-23-10784 - Not to exceed \$30,000.00 - Financing: Liability Reserve Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0439

Item 7: A resolution authorizing an increase in the joint election agreement and election services contract between the City of Dallas and Collin County for the November 5, 2024, special election in an amount not to exceed \$21,738.51, from \$62,039.64 to \$83,778.15 - Financing: General Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0440

Item 8: Authorize **(1)** a three-year interlocal agreement with Dallas Independent School District to provide emergency medical services during football games and other District events; and **(2)** the receipt and deposit of funds - 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

MARCH 26, 2025

25-0441

Item 9: Authorize a five-year sole source services agreement for asset tracking system equipment, maintenance and support for the Dallas Police Department - CovertTrack Group, Inc. - Not to exceed \$1,071,846.75 - Financing: General Funds (subject to annual appropriations)

Adoped as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0442

Item 10: Authorize **(1)** a Standard Utility Agreement with the State of Texas, acting through the Texas Department of Transportation, for water pipeline encasement extensions in State Highway 205 from FM 548 to US 80; and **(2)** the receipt and deposit of funds from the Texas Department of Transportation for reimbursement of eligible construction, inspection, and project management costs for the project - Estimated Revenue: Dallas Water Utilities Fund \$123,165.67

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0443

Item 11: Authorize a ten-year lease agreement with the United States of America, acting by and through the General Services Administration, for approximately 9,392 square feet of office, support, and storage space located in the Dallas Love Field terminal building, together with rights to the use of parking and other areas, for the Transportation Security Administration - Estimated Revenue: Aviation Fund \$5,490,272.40 over ten years

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0444

Item 12: An ordinance amending Chapter 44, "Taxation," of the Dallas City Code by amending Section 44-35 to provide the authorized uses of revenue from the local Hotel Occupancy Tax to the Texas tax code statutory limit - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 33028

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0445

Item 13: A resolution **(1)** declaring two properties unwanted and unneeded, and authorizing their advertisement for sale by public auction (list attached to the Agenda Information Sheet); **(2)** establishing a reserve for the auctioned surplus properties; **(3)** authorizing a Purchase and Sale Agreement to be prepared for the auctioned surplus properties receiving highest qualified bid that meets or exceeds the reserve; and **(4)** authorizing the conveyance of a deed in a form acceptable to the City Attorney - Estimated Revenue: General Capital Reserve Fund (\$239,170.00) and General Fund (\$28,000.00) (Current Dallas Central Appraisal District Value)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0446

Item 14: A resolution authorizing **(1)** the dedication of public right-of-way on City-owned land containing approximately 7,706 square feet and **(2)** the execution of a Right-of-Way Maintenance Agreement with Cantex Technology LLC for the design, construction and maintenance of a public road, bridge support and structure located near the intersection of West Technology and East Technology Boulevards - Revenue: General Fund \$10,200.00

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0447

Item 15: A resolution authorizing the conveyance of a drainage easement containing approximately 7,356 square feet of land to the City of Rowlett for the construction, maintenance, and use of drainage facilities over and across City-owned land located at Lake Ray Hubbard - Revenue: General Fund \$10,200.00

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0448

Item 16: A resolution authorizing the conveyance of a subsurface easement containing approximately 6,416 square feet of land to Oncor Electric Delivery Company, LLC for the relocation of currently above-ground utility lines and the installation of a transformer and appurtenances across City-owned land located near the intersection of Ewing Avenue and Clarendon Drive - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0449

Item 17: An ordinance abandoning a drainage easement also known as a floodway easement to Plummer Development Company, LLC and T & A Nelson Properties, LTD, the abutting owners, containing a total of approximately 15,130 square feet of land, located near the intersection of Westmoreland Road and Fort Worth Avenue - Revenue: General Fund \$11,150.00, plus the \$20.00 ordinance publication fee

Adoped as part of the consent agenda.

Assigned ORDINANCE NO. 33029

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0450

Item 18: An ordinance abandoning a portion of Paris Street also known as Parris Street to RP Wentworth, LLC, the abutting owner, containing approximately 18,288 square feet of land, located near the intersection of Taylor Street and Good Latimer Expressway; and authorizing the quitclaim - Revenue: General Capital Reserve Fund (\$1,159,576.00) General Fund (\$20,000.00), plus the \$20.00 ordinance publication fee

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 33030

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0451

Item 19: Authorize acquisition, assumption and/or renegotiation of existing leases and property management contract from Montfort Valley View Shopping Center, LLC, of approximately 79,916 square feet of commercially improved land located near the intersection of Montfort and James Temple Drives for the 13305 Montfort Drive Acquisition Project - Not to exceed \$11,310,000.00 (\$11,250,000.00 plus closing cost and title expenses not to exceed \$60,000.00) - Financing: Park and Recreation Facilities (B) Fund (\$9,480,672.00); Mall Area Redevelopment TIF District Fund (\$1,829,328.00)

Councilmember Ridley 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 Blackmon.

After discussion, Presiding Officer Atkins called a vote and declared the item adopted on a divided vote with Councilmember Mendelsohn and Councilmember Ridley voting "No." (Bazaldua, Arnold absent when vote taken; Johnson absent)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0452

Item 20: Authorize acquisition from AT&T INC., formerly known as Southwestern Bell Telephone Company, of approximately 52,059 square feet of land located near the intersection of Lombardy Lane and Brockbank Drive for the Fire Station No. 43 Replacement Project - Not to exceed \$1,109,060.69 (\$1,100,000.00, plus closing costs and title expenses not to exceed \$9,060.69) - Financing: Public Safety (G) Fund (2017 General Obligation Bond Fund)

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

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

The city secretary announced Councilmember Ridley had a conflict of interest and would abstain from voting or participating in any discussion. Councilmember Ridley left the council chambers.

Councilmember West moved to adopt the item.

Motion seconded by Councilmember Resendez and unanimously adopted. (Ridley abstain; Bazaldua, Arnold absent when vote taken; Johnson absent)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0453

Item 21: Authorize professional engineering services of engineer for architectural and engineering design and construction administration services for the replacement and modernization of the emergency back-up generator system at Dallas City Hall with M.E.P. Consulting Engineers, Inc. (MEPCE), the most highly qualified proposer of two - Not to exceed \$1,030,200.00
- Financing: ARPA Redevelopment Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0454

Item 22: Authorize a work order under the existing two-year construction services contract, with three one-year renewal options to perform job order contracting services, previously approved on March 8, 2023, by Resolution No. 23-0355, with Phoenix I Restoration and Construction, Ltd. for waterproofing and repairs at the Family Gateway North - Not to exceed \$981,100.00 - Financing: FY 2024-25 Community Development Block Grant

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0455

Item 23: Authorize ~~(1)~~ **(H)** acquisition by the Dallas Housing Finance Corporation (DHFC) of Oak & Ellum, an existing market-rate multifamily development located at 2627 Live Oak Street, Dallas, Texas 75204 for development of affordable housing; ~~and (2) receipt and deposit of \$1,489,361.00 from Waterford Property Company, LLC (Applicant) into the Tax Increment Financing Reinvestment Zone Number Twelve (Deep Ellum TIF District or TIF District) Fund as a one-time payment in lieu of annual tax increment for tax years 2025, 2026, and 2027~~ - Estimated Revenue Foregone: \$9,502,325.00 to the City General Fund \$8,012,964.00 (estimated taxes over 15-year period)

Corrected.

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 Ridley moved to adopt the item.

Motion seconded by Councilmember Narvaez.

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

Aaron Eaquinto, 14824 Cedar Flat Way, Roanoke, TX, representing Housing Finance Corporation

After discussion, Councilmember Mendelsohn requested a record vote.

Presiding Officer Atkins called a record vote on Councilmember Ridley’s motion:

Voting Yes:	[12]	Atkins, Bazaldua, West, Moreno, Gracey, Resendez, Narvaez, Blackmon, Stewart, Schultz, Willis, Ridley
Voting No:	[2]	Arnold, Mendelsohn
Absent:	[1]	Johnson

The city secretary declared the motion adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0456

Item 24: Authorize the Dallas Public Facility Corporation (DPFC) to **(1)** acquire, develop, and own The Humphreys, a 322 unit mixed-income, multifamily development to be located at 5339 Alpha Road, Dallas, Texas 75240 (Project); and **(2)** enter into a seventy-five-year lease agreement with Ethos Property Development, LLC (Applicant) or its affiliate, for the development of the Project - Estimated Revenue Forgone (75 Years of Estimated Taxes): General Fund: \$127,165,063.00 (see Fiscal Information)

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.

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

Michael Guerrero, 3718 Matador Dr.

Trey Kostohryz, Not Provided, representing Ethos Property Development

Councilmember Moreno moved to adopt the item.

Motion seconded by Councilmember Schultz.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0457

Item 25: Authorize a three-year cooperative purchasing agreement for the purchase of BlueDAG ADA compliance management hosted software solution for the Department of Information and Technology Services with SHI Government Solutions, Inc. through the Omnia Partners Cooperative agreement - Not to exceed \$321,074.46 - Financing: Data Services Fund (\$157,049.64) and Information Technology Equipment Fund (\$164,024.82) (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 West moved to adopt the item.

Motion seconded by Councilmember Blackmon.

After discussion, Presiding Officer Atkins called a vote and declared the item adopted on a divided vote with Councilmember Mendelsohn voting "No." (Johnson absent)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0458

Item 26: Authorize a two-year master price agreement for the purchase of various software including perpetual, fixed term, subscription and software as a service, software maintenance, support, implementation, and other services with SHI Government Solutions, Inc. for the Department of Information and Technology Services through the Texas Department of Information Services cooperative agreement - Not to exceed \$6,616,026.86 - Financing: Data Services Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0459

Item 27: An ordinance amending Article IV of Chapter 18, "Municipal Solid Wastes," of the Dallas City Code as amended, **(1)** clarifying various definitions related to solid waste; **(2)** updating penalties, Director's authority, application process, and reporting requirements; **(3)** providing a defense to prosecution to those removing, transporting, processing, or disposing of waste generated solely and incidental to its own operations; **(4)** removing vehicle identification requirements; **(5)** providing a savings clause; **(6)** providing a severability clause; and **(7)** providing an effective date - Financing: No cost consideration to the City (see Fiscal Information)

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 33031

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0460

Item 28: Authorize the **(1)** acceptance of a grant from the United States Department of Transportation Federal Highway Administration through the Texas Department of Transportation (TxDOT) for the Surface Transportation Block Grant (STBG) Program (Agreement No. CSJ 0918-47-483, Assistance Listing No. 20.205) in the amount of \$2,000,000.00 as federal share in the total project cost of \$2,105,800.00 (includes \$1,960,000.00 in Federal reimbursement, \$40,000.00 in direct state cost, \$105,800.00 in indirect state cost, and the City of Dallas' portion covered by the use of 500,000 regional Transportation Development Credits in lieu of a local cash match excluding any cost overruns) for environmental assessment and mitigation, and architectural and engineering services to rehabilitate the roadway with signage, signal, and intersection improvements on Harry Hines Boulevard/McKinnon Street from the Dallas North Tollway to Moody Street in the City of Dallas; **(2)** establishment of appropriations in an amount not to exceed \$1,960,000.00 in the TxDOT STBG Harry Hines Boulevard McKinnon Street Grant Fund; **(3)** receipt and deposit of funds in an amount not to exceed \$1,960,000.00 in the TxDOT STBG Harry Hines Boulevard McKinnon Street Grant Fund; and **(4)** execution of the Advance Funding Agreement with TxDOT and all terms, conditions, and documents required by the agreement - Total amount of \$1,960,000.00 - Financing: TxDOT STBG Harry Hines Boulevard McKinnon Street Grant Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0461

Item 29: Authorize a contract with Urban Smart Growth LT, LLC for the donation of privately funded design plans to construct pedestrian improvements including crosswalks, median sidewalk, pedestrian signals, and roadway improvements to include dual left-handed turn lanes on eastbound North Haskell Avenue from US 75 Northbound Frontage Road to Capitol Avenue - Financing: This action has no cost consideration to the City (see fiscal information for potential future costs)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0462

Item 30: Authorize a three-year master agreement for the purchase of traffic signal equipment and materials for the Department of Transportation and Public Works with Paradigm Traffic Systems, Inc. through The Local Government Purchasing Cooperative (BuyBoard) agreement - Estimated amount of \$3,000,000.00 - Financing: Street and Transportation (A) Fund (2017 General Obligation Bond Fund) (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0463

Item 31: Authorize payment to Dallas County for the City's share of the additional traffic signal improvements needed for the Harry Hines Multimodal Connection Project in an amount not to exceed \$75,000.00 - Not to exceed \$75,000.00 - Financing: Street and Transportation (A) Fund (2017 General Obligation Bond Fund)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0464

Item 32: Authorize and establish the FY 2025-26 Community Artists Program (CAP) and CAP Guidelines to provide artist services upon request by artists and non-profit organizations to teach, perform, and exhibit at host facilities in Dallas, to further the goals of the *Dallas Cultural Plan 2018* and support cultural services in the city of Dallas - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0465

Item 33: Authorize the sixth amendment to the contract with the Dallas Museum of Art for the Dallas Museum of Art facility located at 1717 North Harwood Street, to extend the term of the contract from May 1, 2025 to September 30, 2027 - 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

MARCH 26, 2025

25-0466

Item 34: Authorize a resolution to express the City of Dallas' support for the full funding of Dallas Area Rapid Transit (DART) at the current one-percent sales tax level. - Financing: No cost consideration to the City

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

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

Councilmember Schultz moved to adopt the item.

Motion seconded by Councilmember Blackmon.

Councilmember Mendelsohn requested a record vote.

After discussion, Presiding Officer Atkins called a record vote on Councilmember Schultz's motion:

Voting Yes:	[13]	Atkins, Bazaldua, West, Moreno, Gracey, Arnold, Resendez, Narvaez, Blackmon, Stewart, Schultz, Willis, Ridley
Voting No:	[1]	Mendelsohn
Absent:	[1]	Johnson

The city secretary declared the motion adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0467

Item 35: Authorize **(1)** a three-year service price agreement for the purchase and installation of a variety of mulching materials for the Park & Recreation Department - Naturomulch, LLC in the estimated amount of \$1,690,377.30; and **(2)** a three-year master agreement for the purchase of a variety of mulching materials for the Park & Recreation Department - The LETCO Group, LLC dba Living Earth in the estimated amount of \$200,814.74 and Green Dream International LLC in the estimated amount of \$110,811.98, lowest responsible bidders of six - Total estimated amount of \$2,002,004.02 - Financing: General Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0468

- Item 36: Authorize a three-year master agreement for the purchase of mobile concrete for the Department of Transportation and Public Works - H&H Concrete on Demand, Inc. dba H&H Pool Decks, Inc., lowest responsible bidder of three - Estimated amount of \$12,662,812.00 - Financing: General Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0469

Item 37: Authorize a five-year master agreement for the purchase of liquid polymer for wastewater treatment for the Dallas Water Utilities Department - Polydyne, Inc., only bidder - Estimated amount of \$17,632,800.00 - Financing: Dallas Water Utilities Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0470

Item 38: Authorize a five-year master agreement, with two, one-year renewal options, for the purchase of unleaded and diesel motor fuels for the Department of Equipment and Fleet Management - Atlantic Petroleum & Mineral Resources, Inc., Offen Petroleum LLC, Campbell Oil Company, Indigo Energy Partners, LLC, Ports Petroleum Company, Inc., Ricochet Fuel Distributors, Inc., Sunoco, LLC, and TACenergy LLC, lowest responsible bidders of eight - Estimated amount of \$80,483,118.70 - Financing: Equipment and Fleet Management Fund

Councilmember Blackmon moved to adopt the item.

Motion seconded by Councilmember Schultz.

Deputy Mayor Pro Tem Bazaldua moved a friendly amendment to Councilmember Blackmon's motion to:

- Add a directive to the city manager to report annually in April to the Parks, Trails and Environment Committee on the City's progress with CAP policy regarding the City's fleet.

At the request of Presiding Officer Atkins, Councilmember Blackmon accepted the friendly amendment; there was no objection by the city council.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0471

Item 39: Authorize a three-year service price agreement for janitorial services for 14 facilities for the Department of Facilities and Real Estate Management - Ambassador Services, LLC, most advantageous proposer of sixteen - Estimated amount of \$1,928,263.80 - Financing: General Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0472

Item 40: Authorize a three-year service price agreement for the removal and disposal of residuals at the East Side Water Treatment Plant for the Dallas Water Utilities Department - Renda Environmental, Inc., most advantageous proposer of four - Estimated amount of \$11,771,500.00 - Financing: Dallas Water Utilities Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0473

Item 41: Authorize a five-year service price agreement for employee uniform rental and cleaning for citywide use - Cintas Corporation 2, most advantageous proposer of two - Estimated amount of \$2,631,174.52 - Financing: General Fund (\$1,405,642.17), Sanitation Operation Fund (\$799,950.89), Equipment and Fleet Management Fund (\$274,599.32), and Aviation Fund (\$150,982.14) (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0474

Item 42: Authorize a five-year service price agreement for helicopter turbine engine overhauls, rebuilds, repairs, and associated rentals for helicopters for the Dallas Police Department - Keystone Turbine Services, LLC, lowest responsible bidder of two - Estimated amount of \$9,727,460.00 - Financing: General Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0475

Item 43: Authorize Supplemental Agreement No. 4 to increase the service contract with GovOS, Inc. for licenses, training, maintenance, and support of a vendor hosted short-term rental and hotel occupancy tax system and to extend from April 2, 2025 to April 1, 2026 - Not to exceed \$118,800.00, from \$606,750.00 to \$725,550.00 - Financing: Convention and Event Services Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0476

Item 44: Authorize the City's contracted broker of record, McGriff Insurance Services, LLC, to purchase an auto property damage/catastrophic fleet damage insurance policy with as-needed coverage for the period of April 15, 2025, to April 14, 2026 - Not to exceed \$1,587,591.00 - Financing: Risk Management Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0477

Item 45: Authorize **(1)** the acceptance of a grant from the U.S. Department of Transportation (USDOT) for the FY 2023 Rebuilding American Infrastructure with Sustainability and Equity (RAISE) grant program (Grant No. 693JJ32540051, Assistance Listing No. 20.933) in the amount of \$6,436,263.00 to support planning, design, and engineering for the Five Mile Creek Trail from the effective date of award through September 30, 2029; **(2)** the establishment of appropriations in an amount not to exceed \$6,436,263.00 in the USDOT Five Mile Creek Trail FY23 RAISE Grant Fund; **(3)** the establishment of appropriations in an amount not to exceed \$1,609,066.00 in the Five Mile Creek Trail TPL Match Fund; **(4)** the receipt and deposit of funds in an amount not to exceed \$6,436,263.00 in the USDOT Five Mile Creek Trail FY23 RAISE Grant Fund; **(5)** the receipt and deposit of funds in an amount not to exceed \$1,609,066.00 from the Trust for Public Land in the Five Mile Creek Trail TPL Match Fund; and **(6)** execute the grant agreement with the U.S. Department of Transportation and all terms, conditions, and documents required by the agreement - Total amount not to exceed \$8,045,329.00 - Financing: USDOT Five Mile Creek Trail FY23 RAISE Grant Fund (\$6,436,263.00) and Five Mile Creek Trail TPL Match Fund (\$1,609,066.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0478

Item 46: ~~Authorize (1) the rescission of the authorization of a public hearing to be held on December 11, 2024, pursuant to Chapter 26 of the Texas Parks and Wildlife Code; and (2) a public hearing to be held on March 26, 2025, pursuant to Chapter 26 of the Texas Parks and Wildlife Code to receive comments on the proposed use of a portion of parkland at West Trinity Heights Park, located at 1900 Harlandale Avenue, totaling approximately 24,204 square feet of land (0.56 acres), by Dallas Water Utilities Department for a public drainage project — Revenue: Capital Gifts, Donation & Development Fund \$740.90~~

Deleted

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0479

Item 47: Authorize an engineering services contract with RabaKistner, Inc. to provide material testing and construction observation services for the Trinity Strand Hi-Line Span Bridge and Trail Project located at 1998 Hi-Line Drive - Not to exceed \$130,859.50 - Financing: Design District TIF Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0480

Item 48: Authorize **(1)** an increase in the construction services contract with RoeschCo Construction, LLC for the construction of the Lake Highlands Trail Phase 2A/2B, Northern Extension; and **(2)** authorize corrections to Administrative Action No. 23-0674, authorized on June 7, 2023; Administrative Action No. 23-1408, authorized on October 11, 2023; and Administrative Action No. 24-0292, authorized on April 24, 2024, to revise the funding to reflect the City (20 percent) and the Texas Department of Transportation (80 percent) portions of the contract - Not to exceed \$187,035.94, from \$4,931,252.41 to \$5,118,288.35 - Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund) (\$37,407.19) and Lake Highlands Trail PH2 TASA Program Fund (\$149,628.75)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0481

Item 49: Authorize **(1)** a construction services contract for repairs to the existing Coconut Cove water play feature, Green Mat Racer slide, tower for the Orange and Yellow slides, and Big Raft slide with Kraftsman LP dba Kraftsman Commercial Playgrounds and Water Parks through the Texas Association of School Boards (BuyBoard) cooperative agreement for Bahama Beach Waterpark located at 1895 Campfire Circle; **(2)** an increase in appropriations in an amount not to exceed \$ 239,898.75 in the Capital Gifts Donations and Development Fund; and **(3)** the disbursement of funds in an amount not to exceed \$239,898.75 from the Capital Gifts, Match, Donation & Development Fund - Not to exceed \$239,898.75 - Financing: Capital Gifts Donations and Development Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0482

Item 50: Consideration of appointments to boards and commissions and the evaluation and duties of board and commission members (List of nominees is available in the City Secretary's Office)

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

Councilmember Ridley moved to appoint the following:

- Lauren Melton, Currently or formerly employed as an ethics officer, or similar position, in a public or private organization, to the Ethics Advisory Commission; and
- Javan Gonzalez to the Permit and License Appeal Board

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

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

25-5600	EAC	ETHICS ADVISORY COMMISSION
25-5601	PLA	PERMIT AND LICENSE APPEAL BOARD

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0483

Item 51: Authorize the second step of acquisition for condemnation by eminent domain to acquire a drainage easement containing approximately 4,738 square feet of land from Lester Claud Loftice and wife, Mary Charles Loftice located on Renner Drive near its intersection with South Denley Drive for the Kings Branch Culvert at Denley Project - Not to exceed \$8,800.00 (\$5,800.00, plus closing costs and title expenses not to exceed \$3,000.00) - Financing: 2024B Certificate of Obligation Fund

The city secretary announced the item required a motion that the Council of the City of Dallas adopt the item and authorize the second step of acquisition for condemnation by eminent domain to acquire a drainage easement containing approximately 4,738 square feet of land from Lester Claud Loftice and wife, Mary Charles Loftice located on Renner Drive near its intersection with South Denley Drive for the Kings Branch Culvert at Denley Project.

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

Councilmember Arnold moved to adopt the item.

Motion seconded by Councilmember Schultz.

Presiding Officer Atkins called a record vote on Councilmember Arnold's motion:

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

Voting No: [0]

Absent When Vote Taken: [1] Schultz

Absent: [1] Johnson

The city secretary declared the item adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0484

CLOSED SESSION

Item 52: **Real Estate (Sec. 51.072 T.O.M.A.); Economic Development (Sec. 551.087 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 1607 Commerce 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; (2) discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; and (3) seek the advice of the City Attorney on this matter.

At 12:32 a.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 52: **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 1607 Commerce 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; (2) discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; and (3) seek the advice of the City Attorney on this matter.

The closed session ended and reconvened to open session at 1:23 p.m. No other matters were discussed during the closed session.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0485

Item 53: Authorize a one-year cooperative purchasing agreement for Priority Based Budgeting software as a service for the Office of Budget and Management Services with Tyler Technologies, Inc. through the Sourcewell Cooperative purchasing agreement - Not to exceed \$180,000.00 - Financing: ARPA Redevelopment Fund

Councilmember Mendelsohn moved to adopt the item.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0486

Item 54: Authorize **(1)** the acceptance of a land donation from Commerce and South Ervay Streets from Slaughter Partners, LP, CCS Commerce A, LLC and CCS Commerce B, LLC; and **(2)** negotiations of a tenant lease of approximately 2,500 square feet of improved land located near the intersection of Commerce and Ervay Streets for the 1607 Commerce Street Land Dedication Project - Not to exceed \$2,000.00, plus closing costs and title expenses - Financing: General Fund

Councilmember Ridley moved to defer the item to the April 9, 2025 voting agenda meeting of the city council.

Motion seconded by Deputy Mayor Pro Tem Bazaldua.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0487

Item 55: Authorize **(1)** an Amendment No. 1 to the Project Specific Agreement with Dallas County for the Dallas County Transportation Major Capital Improvement Project 10230 to increase the overall agreement \$1,728,908.00 in an amount not to exceed \$2,228,908.00, for the purpose of trail design, construction, and funding for the Kleberg Trail from the DART Buckner Station to Crawford Park at Bridges Street; **(2)** an increase in appropriations in an amount not to exceed \$784,454.00 in the Capital Gifts, Donations and Development Fund; **(3)** the receipt and deposit funds in an amount of \$784,454.00 in the Dallas County in the Capital Gifts, Donations and Development Fund; and **(4)** the execution of the agreement including all terms, conditions, and documents required by the agreement - Financing: Capital Gifts, Donation and Development Fund (\$784,454.00) and Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund) (\$864,454.00)

Councilmember Resendez moved to adopt the item.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0488

Item 56: Authorize a five-year Licensed Training Provider Agreement with the American National Red Cross & Its Constituent Chapters and Branches dba American Red Cross to permit the Dallas Park and Recreation Department Red Cross-certified instructors to use Red Cross licensed training materials in the instruction of water safety training courses - American National Red Cross, sole source - Total amount not to exceed \$150,000.00 - Financing: General Funds (subject to annual appropriations)

Councilmember West moved to adopt the item.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0489

Item 57: Authorize a three-year master agreement for the purchase of wholesale restaurant food products for subsequent retail sale by the City of Dallas at Bahama Beach Waterpark, nine aquatic centers and nine community pools for the Park & Recreation Department with Sysco USA 1, Inc. dba Sysco North Texas through Texas Local Government Code Chapter 252.022 (14) General Exemptions goods purchased by municipality for subsequent retail sale by municipality - Not to exceed \$ 375,000.00 - Financing: General Fund

Councilmember Schultz moved to adopt the item.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0490

Item 58: A resolution amending the Board of Adjustment's Rules of Procedure by
(1) amending the duties of the board administrator and board secretary;
(2) amending the timeframe that an applicant may withdraw or amend an application;
(3) amending requests for board action to allow for the consolidation and assignments of cases and appeals to a single panel in extraordinary circumstances;
and (4) making other non-substantive changes - Financing: No cost consideration to the City (This item was deferred on December 11, 2024)

Councilmember Narvaez moved to remand the item to the Board of Adjustment with the following instruction:

- Amend Section 11 of the proposed Board of Adjustment's Rules of Procedure to comply with Ordinance No. 33012.

Motion seconded by Councilmember Schultz and unanimously remanded. (Johnson absent)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0491

CONSENT ZONING DOCKET

Prior to consideration of the consent zoning docket and the item being read into the record, Deputy Mayor Pro Tem Bazaldua moved to defer agenda item Z10 to the June 11, 2025 voting agenda meeting of the city council.

Prior to consideration of the consent zoning docket and the item being read into the record, Deputy Mayor Pro Tem Bazaldua moved to defer agenda item Z19 to the May 28, 2025 voting agenda meeting of the city council.

The consent zoning docket consisted of agenda items Z1 – Z24. Consent zoning item Z12 was deleted.

- Agenda item Z1: Zoning Case Z223-304(MP)
- Agenda item Z2: Zoning Case Z234-111(CR)
- Agenda item Z3: Zoning Case Z234-229(LG)
- Agenda item Z4: Zoning Case Z234-243(MB)
- Agenda item Z5: Zoning Case Z234-298(LC)
- Agenda item Z6: Zoning Case Z234-310(WK/CC)
- Agenda item Z7: Zoning Case Z234-317(MB)
- Agenda item Z8: Zoning Case Z234-322(LC)
- Agenda item Z9: Zoning Case Z234-326(MP/SM)
- Agenda item Z10: Zoning Case Z234-329(LC)
- Agenda item Z11: Zoning Case Z234-336(CR)
- Agenda item Z12: Zoning Case Z234-343(MB)
- Agenda item Z13: Zoning Case Z234-344(MB)
- Agenda item Z14: Zoning Case Z234-346(CR)
- Agenda item Z15: Zoning Case Z234-351(LL)
- Agenda item Z16: Zoning Case Z234-352(MB)
- Agenda item Z17: Zoning Case Z234-353(CR)
- Agenda item Z18: Zoning Case Z245-101(TB)
- Agenda item Z19: Zoning Case Z245-103(SM)
- Agenda item Z20: Zoning Case Z245-104(LL)
- Agenda item Z21: Zoning Case Z245-105(CR)
- Agenda item Z22: Zoning Case Z245-107(CR)
- Agenda item Z23: Zoning Case Z245-123(LL)
- Agenda item Z24: Zoning Case Z245-148(JA/SAS)

Agenda items Z9, Z14 and Z16 was removed from the consent zoning docket to be considered as individual hearings.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

25-0491

Page 2

Therefore, the consent zoning docket, consisting of agenda items Z1-Z8, Z11, Z13, Z15, Z17, Z18 and Z20-Z24 was presented for consideration.

- Agenda item Z1: Zoning Case Z223-304(MP)
- Agenda item Z2: Zoning Case Z234-111(CR)
- Agenda item Z3: Zoning Case Z234-229(LG)
- Agenda item Z4: Zoning Case Z234-243(MB)
- Agenda item Z5: Zoning Case Z234-298(LC)
- Agenda item Z6: Zoning Case Z234-310(WK/CC)
- Agenda item Z7: Zoning Case Z234-317(MB)
- Agenda item Z8: Zoning Case Z234-322(LC)
- Agenda item Z11: Zoning Case Z234-336(CR)
- Agenda item Z13: Zoning Case Z234-344(MB)
- Agenda item Z15: Zoning Case Z234-351(LL)
- Agenda item Z17: Zoning Case Z234-353(CR)
- Agenda item Z18: Zoning Case Z245-101(TB)
- Agenda item Z20: Zoning Case Z245-104(LL)
- Agenda item Z21: Zoning Case Z245-105(CR)
- Agenda item Z22: Zoning Case Z245-107(CR)
- Agenda item Z23: Zoning Case Z245-123(LL)
- Agenda item Z24: Zoning Case Z245-148(JA/SAS)

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

The following individuals addressed the city council on the item:

- Grace Barr, 3516 Goldstone Dr., McKinney, TX, representing People and Animal Land Sharing Organization [Agenda Item Z1]
- Victor Garcia, 1614 Arrow Rd. [Agenda Item Z13]

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

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0492

Item Z1: Zoning Case Z223-304(MP) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting **(1)** a Planned Development District for MU-1 Mixed Use District uses; and **(2)** a resolution terminating deed restrictions [Z834-123] on property zoned an RR Regional Retail District with deed restrictions [Z834-123] with consideration for an MU-1 Mixed Use District, on the northeast line of West Camp Wisdom Road, northwest of the intersection of West Camp Wisdom Road and Clark Road

Recommendation of Staff: Approval of **(1)** an MU-1 Mixed Use District in lieu of a planned development district; and **(2)** termination of deed restrictions [DR Z834-123]

Recommendation of CPC: Approval of **(1)** a Planned Development District for MU-1 Mixed Use District uses; and **(2)** the termination of deed restrictions [Z834-123]

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 33032

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0493

Item Z2: Zoning Case Z234-111(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. 2269 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 LI-D-1 Light Industrial District with a D-1 Liquor Control Overlay, on the northeast corner of South Buckner Boulevard and Forney Road

Recommendation of Staff: Approval for a five-year period, subject to amended conditions

Recommendation of CPC: Approval for a five-year period, subject to amended conditions

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 33033

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0494

Item Z3: Zoning Case Z234-229(LG) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting **(1)** an MU-3 Mixed Use District; and **(2)** a resolution accepting deed restrictions volunteered by the applicant on property zoned Subdistrict C and Subdistrict D within Planned Development No. 852 and RR Regional Retail District, on the northeast and northwest corners of Dallas North Tollway and President George Bush Turnpike

Recommendation of Staff: Denial

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

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NOS. 33034 AND 33035

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0495

Item Z4: Zoning Case Z234-243(MB) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development Subdistrict for HC Heavy Commercial Subdistrict uses on property zoned an HC Heavy Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, bound by Cedar Springs Road, Maple Avenue, North Pearl Street, and McKinney Avenue

Recommendation of Staff: Approval, subject to a conceptual plan, development plan, Subarea A landscape plan, Subarea B landscape plan, and staff's recommended conditions

Recommendation of CPC: Approval, subject to a conceptual plan, development plan, Subarea A landscape plan, Subarea B landscape plan, and conditions

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 33036

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0496

Item Z5: Zoning Case Z234-298(LC) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 2353 for an auto service center on property zoned Subdistrict 1A within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, on the southwest corner of North Riverfront Boulevard and Pittsburg Street

Recommendation of Staff: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to amended conditions

Recommendation of CPC: Approval for a five-year period, subject to amended conditions

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 33037

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0497

Item Z6: Zoning Case Z234-310(WK/CC) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting a renewal of Specific Use Permit No. 370 for a child-care facility and a community service center on property zoned R-5(A) Single Family Subdistrict within Planned Development District No, 595, the South Dallas/Fair Park Special Purpose District, on the north corner of Leland Avenue and Marburg 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. 33038

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0498

Item Z7: Zoning Case Z234-317(MB) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting a new subarea on property zoned Subarea 11 within Planned Development District No. 298, the Bryan Area Special Purpose District, on the northwest line of Swiss Avenue, between Oak Street and Liberty Street

Recommendation of Staff: Approval, subject to a development plan and conditions

Recommendation of CPC: Approval, subject to a development plan and conditions

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 33039

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0499

Item Z8: Zoning Case Z234-322(LC) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 822, on property bound by Forney Road, Wimbleton Way, Chariot Drive, and Lomax Drive

Recommendation of Staff: Approval, subject to an amended development plan and amended conditions

Recommendation of CPC: Approval, subject to an amended development plan and amended conditions

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 33040

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0500

Item Z9: Zoning Case Z234-326(MP/SM) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 917, on the northwest line of Manor Way, between Maple Avenue and Denton Drive

Recommendation of Staff: Approval, subject to staff's recommended amended conditions

Recommendation of CPC: Approval, subject to amended conditions

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

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

The following individual addressed the city council on the item:

Tommy Mann, 2728 N. Harwood St.

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

- Existing urban design standards regarding building materials are removed to comply with Chapter 3000 of the Texas Government Code.

and pass the ordinance.

Motion seconded by Councilmember Schultz and unanimously amended. (Johnson absent)

Assigned ORDINANCE NO. 33041

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0501

Item Z10: Zoning Case Z234-329(LC) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting a renewal of Specific Use Permit No. 2392 for an alcoholic beverage establishment limited to a bar, lounge, or tavern, and a commercial amusement (inside) use limited to a dance hall on property zoned an FWMU-3 Form Walkable Mixed-Use Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, with an SH Shopfront Overlay, on the northeast corner of Botham Jean Boulevard and South Boulevard

Recommendation of Staff: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions

Recommendation of CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions

Prior to consideration of the consent zoning docket and the item being read into the record, Deputy Mayor Pro Tem Bazaldua moved to defer the item to the June 11, 2025 voting agenda meeting of the city council.

Motion seconded by Councilmember Narvaez

After discussion, Presiding Officer Atkins called a vote and declared the item deferred on a divided vote with Councilmember Arnold voting “No.” (Johnson absent)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0502

Item Z11: Zoning Case Z234-336(CR) [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 Planned Development District No. 619, on the north line of Main Street, east of South Akard Street

Recommendation of Staff: Approval for a five-year period, subject to a site plan and amended conditions

Recommendation of CPC: Approval for a five-year period, subject to a site plan and amended conditions

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 33042

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0503

Item Z12: Zoning Case Z234-343(MB) [Consent Zoning Docket]

~~A public hearing to receive comments regarding an application for and a resolution accepting the termination of deed restrictions [Z023-163 and a portion of Z812-139] on property zoned an MU-3 Mixed Use District with deed restrictions [Z023-163 and Z812-139], on the north line of LBJ Freeway, east of Coit Road~~

~~Recommendation of Staff: Approval~~

~~Recommendation of CPC: Approval~~

Deleted

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0504

Item Z13: Zoning Case Z234-344(MB) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting an MF-2(A) Multifamily District on property zoned an R-7.5(A) Single Family District, on the northeast line of Arrow Road, north of Southerland Avenue

Recommendation of Staff: Approval

Recommendation of CPC: Approval

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 33043

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0505

Item Z14: Zoning Case Z234-346(CR) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 2107 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the north corner of Ramona Avenue and East Overton Road

Recommendation of Staff: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to staff's recommended conditions

Recommendation of CPC: Approval for a five-year period

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

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

No one addressed the city council on the item.

Councilmember Arnold moved close the public hearing and remand the item back to the City Plan Commission with instructions to re-advertise.

Motion seconded by Councilmember Narvaez and unanimously remanded. (Moreno absent when vote taken; Johnson absent)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0506

Item Z15: Zoning Case Z234-351(LL) [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. 1450 for an open-enrollment charter school on property zoned R-7.5(A) Single Family District, on the southwest corner of West Illinois Avenue and Chalmers Street, on the south line of Bakersfield Street, and on the north line of Engle Avenue

Recommendation of Staff: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to an amended site plan, amended traffic management plan, and conditions

Recommendation of CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to an amended site plan, amended traffic management plan, and conditions

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 33044

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0507

Item Z16: Zoning Case Z234-352(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 a CR Community Retail District with deed restrictions [Z889-234] on a portion, between Marsh Lane and Betty Jane Lane, north of Walnut Hill Lane

Recommendation of Staff: Approval, subject to a conceptual plan and conditions

Recommendation of CPC: Approval, subject to a conceptual plan and conditions

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

The following individuals addressed the city council on the item:

John Wimberly, 25 Wimberly Ct.
Michael Legacy, 10215 Gooding Dr.
Leo Amaya, 4128 Maison Rdg.

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

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

Assigned ORDINANCE NO. 33045

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0508

Item Z17: Zoning Case Z234-353(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. 1981 for a bar, lounge, or tavern and a commercial amusement (inside) limited to a dance hall on property zoned Tract A within Planned Development No. 269, the Deep Ellum/Near East Side District, on the north line of Main Street, east of Malcolm X Boulevard

Recommendation of Staff: Approval of a four-and-a-half-year time period

Recommendation of CPC: Approval of a four-and-a-half-year time period

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 33046

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0509

Item Z18: Zoning Case Z245-101(TB) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting an NS(A) Neighborhood Service District on property zoned an R-7.5(A) Single Family District, north of Lake June Road, west of North Saint Augustine Road

Recommendation of Staff: Approval

Recommendation of CPC: Approval

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 33047

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0510

Item Z19: Zoning Case Z245-103(SM) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting an FRTN F-Residential Transition Subdistrict on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the southeast line of Elsie Faye Heggins Street, southwest of Myrtle Street

Recommendation of Staff: Approval

Recommendation of CPC: Approval

Prior to consideration of the consent zoning docket and the item being read into the record, Deputy Mayor Pro Tem Bazaldua moved to defer the item to the May 28, 2025 voting agenda meeting of the city council.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0511

Item Z20: Zoning Case Z245-104(LL) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 453, on the southwest corner of Walnut Hill Lane and Greenville Avenue, and the south line of Walnut Hill Lane, east of Greenville Avenue

Recommendation of Staff: Approval, subject to an amended development plan

Recommendation of CPC: Approval subject to an amended development plan

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 33048

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0512

Item Z21: Zoning Case Z245-105(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. 2451 for a bar, lounge, or tavern and a commercial amusement (inside) limited to a live music venue on property zoned Tract A within Planned Development No. 269, the Deep Ellum/Near East Side District, on the south line of Elm Street, west of Crowds Street

Recommendation of Staff: Approval for a five-year period, subject to amended conditions

Recommendation of CPC: Approval for a five-year period, subject to amended conditions

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 33049

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0513

Item Z22: Zoning Case Z245-107(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. 2511 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 CR Community Retail District with a D-1 Liquor Control Overlay, on the northwest corner of Lake June Road and Jim Miller Road

Recommendation of Staff: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to amended conditions

Recommendation of CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to amended conditions

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 33050

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0514

Item Z23: Zoning Case Z245-123(LL) [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. 2284 for a tattoo studio on property zoned Subdistrict 1A within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, on the south line of Parkhouse Street, and the north line of Continental Avenue, west of Core Street

Recommendation of Staff: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions

Recommendation of CPC: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 33051

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0515

Item Z24: Zoning Case Z245-148(JA/SAS) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 655, on the southwest corner of Potters House Way and Truth Drive

Recommendation of Staff: Approval, subject to an amended conceptual plan

Recommendation of CPC: Approval, subject to an amended conceptual plan

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 33052

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0516

ZONING CASES – INDIVIDUAL

Item Z25: Zoning Case Z189-127(SO/JP)

A public hearing to receive comments regarding a City Plan Commission authorized hearing to determine proper zoning on property zoned Subarea II in Conservation District No. 8, the North Cliff Conservation District with consideration to be given to appropriate zoning for the area to include but not limited to use, development standards, and other appropriate regulations an area generally along both sides of Pierce Street, between the alley north of Gladstone Drive to the north and Catherine Street to the south containing approximately 5.15 acres and an ordinance granting the amendments

Recommendation of Staff: Approval of amendments to Subarea II in Conservation District No. 8, the North Cliff Conservation District

Recommendation of CPC: Approval of amendments to Subarea II in Conservation District No. 8, the North Cliff Conservation District with the following change: Single family uses are permitted along with the nonresidential uses that are part of staff's recommendation on the northern portion of City Block 1/3878 where the residential structure is currently located

The following individuals addressed the city council on the item:

Shannon Savins, 2634 Catherine St.
Mike Matthews, 2702 Aster St.

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

- Nonresidential uses are permitted in any structure in Subarea II.
- Except as otherwise provided in the ordinance:
 - For an arts and craft production facility, one space per 500 square feet of floor area is required.
 - For a retail art gallery, one space per 600 square feet of floor area is required.

and pass the ordinance.

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

Assigned ORDINANCE NO. 33053

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0517

ZONING CASES – INDIVIDUAL

Item Z26: Zoning Case Z212-358(JM)

A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for MU-2 Mixed Use District uses on property zoned a CR Community Retail District, on the southeast corner of Preston Road and Belt Line Road

Recommendation of Staff: Approval, subject to a conceptual plan, a development plan, and staff's recommended conditions

Recommendation of CPC: Approval, subject to a conceptual plan, a development plan, and CPC recommended conditions

The following individuals addressed the city council on the item:

William Roth, 6921 Meadow Rd.
Adam Lamont, 9432 Amberton Pky., representing Dallas Neighbors for Housing
Natalie LaVeck, 6215 Georgian Ct.
Chloe LeVeck, Private
Judy Nordseth, 1422o Hughes Ln.
Diane Benjamin, 6215 Georgian Ct.
Jack Kocks, 7658 El Pensador Dr., representing Neighborhood Coalition of Dallas
Kevin Winters, 5726 Glen Heather Dr.
Steven Nordseth, 14220 Hughes Ln.
Cyren Nolan, 8 Glenshire Ct.
Philip Kingston, 5901 Palo Pinto Ave.
Debora Greening, 6765 Town Bluff Dr., representing Pepper Square Neighborhood Coalition
Roy Atwood, 2650 Cedar Springs Rd.
Damien LeVeck, 6215 Georgian Ct.
Sean Jensen, 15536 Bay Point Dr.
Priscilla Shacklett, 4427 Rosser Square
Tracey Bell, 14119 Regency Pl.
Douglas Sisler, 7043 N. Janmar Dr.
Andrew Ruegg, 2201 Main St., representing Henry S. Miller (handout provided)
Victoria Morris, 2323 Ross Ave., representing Henry S. Miller (visual presentation)
Lee Kleinman, 2201 Main St., representing Henry S. Miller
Daphne Dark, 405 Shadywood Ln., Richardson, TX,
Machelle Wells, Not Provided
Kathy Coffman, Not Provided
John Joyce, 6715 Dartbrook Dr.

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Mary Christian Barr, 6516 Dartbrook Dr.
Hollie Free, 7524 Centenery Ave.
Janet Marcum, 7714 Maplecrest Dr.
Glynn Newman, 7624 Cliffbrook Dr.
Sheli Barnett, 14003 Hughes Ln.
Alan Sandgarden, 6407 Hidden Cove Dr.
Mark Lombardy, Not Provided
Michael Quint, 6015 Highcourt Pl.
Edward Stone, 6718 Rolling Vista Dr.
Matt Burhan, Not Provided
Kathleen Doat, 14332 Regency Pl.
Doina Collies, 14316 Hughes Ln.
Matthew Havener, 1352 Fitts Pl.
Tom DuPree, 5132 Bellerive Dr.
Jane Maxvill, 6948 Clearhaven Dr.
Sue Bach, 15746 Covewood Cir.
Mary Ellen Smith, 13122 Hillcrest Rd.
Cookie Peadon, 7111 Debbe Dr.
Christine Casey, 7025 Regal view Cir.
Granville Jenkins, 7425 Round Rock Rd.
Kendall Richardson, 13695 Goldmark Dr.
Mona Elshenary, 6816 Anglebluff Cir.
Sharon Spalding, 7230 Leameadow Dr.
Sandy Greyson, 7238 Heathermore Dr.
Greg Miller, 4229 Greenbriar Dr.

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

- Prohibit a restaurant with drive-in or drive-through service;
- In Phase P, minimum side and rear yard is 50 feet for portions of a building above 90 feet above grade and tower spacing only applies up to a total setback of 80 feet;
- Total maximum number of dwelling units for the enter property is 868;
- If receiving the retirement housing density bonus maximum structure height is 165 feet;
- Strike the maximum number of stories;
- Surface parking is prohibited between facades and internal drives;
- Delete the requirement that micro-mobility charging stations must be provided;
- Add benches and delete micro-mobility charging stations as one of the options for required pedestrian amenities within open space;
- Two detached signs are allowed per street frontage;
- Delete all mixed income housing development bonuses; and
- Add a 20-year retirement housing restrictive covenant requirement to receive the retirement housing density bonus.

And pass the ordinance.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

25-0517

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Motion seconded by Councilmember Blackmon.

During discussion, Councilmember Mendelsohn moved a subsidiary motion to defer the item to the August 15, 2025 voting agenda meeting of the city council.

Subsidiary motion seconded by Councilmember Ridley.

During further discussion, Councilmember Narvaez called the question.

Call seconded by Deputy Mayor Pro Tem Bazaldua.

Presiding Officer Atkins called a record vote on Councilmember Narvaez's call the question:

Voting Yes: [10] Atkins, Bazaldua, West, Gracey, Resendez,
Narvaez, Blackmon, Stewart, Schultz,
Willis

Voting No: [4] Moreno, Arnold, Mendelsohn, Ridley

Absent: [1] Johnson

The city secretary declared the call adopted.

Presiding Officer Atkins called a record vote on Councilmember Mendelsohn's subsidiary motion:

Voting Yes: [5] Moreno, Gracey, Arnold, Mendelsohn,
Ridley

Voting No: [9] Atkins, Bazaldua, West, Resendez, Narvaez,
Blackmon, Stewart, Schultz, Willis

Absent: [1] Johnson

The city secretary declared the subsidiary motion failed.

After discussion, Presiding Officer Atkins called a vote on Councilmember Schultz's amended motion and declared the motion adopted with majority voting in favor. (Resendez absent when vote taken; Johnson absent)

Assigned ORDINANCE NO. 33054

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0518

ZONING CASES - UNDER ADVISEMENT – INDIVIDUAL

Item Z27: Zoning Case Z234-170(GP/MP)

A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for MF-2(A) Multifamily District uses and standards on property zoned an R-5(A) Single Family District, on the south line of Grant Street, between Ridge Street and South Denley Drive

Recommendation of Staff: Approval, subject to conditions

Recommendation of CPC: Approval, subject to conditions

Note: This item was deferred by the City Council before opening the public hearing on January 22, 2025, and is scheduled for consideration on March 26, 2025.

The following individuals addressed the city council on the item:

Paul Carden, 636 Aspen Valley Ln.
Daymon Lavine, 615 S. Moore St., representing Brentwood Trinity Heights
Community Action Group

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

Motion seconded by Councilmember Narvaez.

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

Assigned ORDINANCE NO. 33055

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0519

ZONING CASES - UNDER ADVISEMENT – INDIVIDUAL

Item Z28: Zoning Case Z234-198(LG/MP)

A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for MF-2(A) Multifamily District uses and standards on property zoned an R-5(A) Single Family District, on the north line of Grant Street and south line of Front Street, west of South Denley Drive

Recommendation of Staff: Approval, subject to conditions

Recommendation of CPC: Approval, subject to conditions

Note: This item was deferred by the City Council before opening the public hearing on January 22, 2025, and is scheduled for consideration on March 26, 2025.

The following individuals addressed the city council on the item:

Paul Carden, 636 Aspen Valley Ln.
Daymon Lavine, 615 S. Moore St., representing Brentwood Trinity Heights
Community Action Group

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

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

Assigned ORDINANCE NO. 33056

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0520

ZONING CASES - UNDER ADVISEMENT – INDIVIDUAL

Item Z29: Zoning Case Z234-202(MB)

A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for MF-2(A) Multifamily District uses and standards on property zoned an R-5(A) Single Family District, on the southwest corner of Grant Street and South Denley Drive

Recommendation of Staff: Approval, subject to conditions

Recommendation of CPC: Approval, subject to conditions

Note: This item was deferred by the City Council before opening the public hearing on January 22, 2025, and is scheduled for consideration on March 26, 2025.

The following individuals addressed the city council on the item:

Paul Carden, 636 Aspen Valley Ln.

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

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

Assigned ORDINANCE NO. 33057

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0521

ZONING CASES - UNDER ADVISEMENT – INDIVIDUAL

Item Z30: Zoning Case Z234-224(LC)

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

Recommendation of Staff: Denial

Recommendation of CPC: Denial without prejudice

Note: This item was deferred by the City Council before opening the public hearing on February 12, 2025, and is scheduled for consideration on March 26, 2025.

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

No one addressed the city council on the item.

Councilmember Gracey moved to close the public hearing, accept the recommendation of the city plan commission and deny the item without prejudice.

Motion seconded by Councilmember Schultz and unanimously denied without prejudice. (Moreno, Stewart absent when vote taken; Johnson absent)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0522

ZONING CASES - UNDER ADVISEMENT – INDIVIDUAL

Item Z31: Zoning Case Z234-287(LC)

A public hearing to receive comments regarding an application for and an ordinance granting an LI Light Industrial District with consideration of a CS Commercial Service District on property zoned an A(A) Agricultural District with Specific Use Permit No. 890 for a radio, television or microwave tower, on the southwest line of South Central Expressway, between Youngblood Road and Lyndon B. Johnson Freeway

Recommendation of Staff: Approval of a CS Commercial Service District in lieu of an LI Light Industrial District

Recommendation of CPC: Approval of a CS Commercial Service District in lieu of an LI Light Industrial District

Note: This item was deferred by the City Council before opening the public hearing on January 22, 2025, and is scheduled for consideration on March 26, 2025.

No one addressed the city council on the item.

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

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

Assigned ORDINANCE NO. 33058

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0523

ZONING CASES - UNDER ADVISEMENT – INDIVIDUAL

Item Z32: Zoning Case Z234-315(AU/WK)

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

Note: This item was deferred by the City Council before opening the public hearing on February 12, 2025, and is scheduled for consideration on March 26, 2025.

No one addressed the city council on the item.

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

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

and pass the ordinance.

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

Assigned ORDINANCE NO. 33059

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0524

SPECIAL PROVISION SIGN DISTRICT

Item PH1: A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Chapter 51A, Division 51A-7.1000 of the Dallas Development Code to create the 23 Spring Subdistrict within the Uptown Special Provision Sign District, on property zoned Planned Development District 193 Subdistrict 146, on the southwest corner of Cedar Springs Road, at Maple Avenue, and along Bookhout Street

Recommendation of Staff: Approval

Recommendation of CPC: Approval

The following individual addressed the city council on the item:

Chris Bower, 6804 Smoke Free Trail., Denton, TX

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

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

Assigned ORDINANCE NO. 33060

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0525

STREET NAME CHANGE

Item PH2: A public hearing to receive comments and to approve an ordinance granting a request to change the name of West Ledbetter Extension (West Ledbetter Ext.) between South Merrifield Road and Spur 408 to “Grady Niblo Road” - NC234-006 - Financing - No cost consideration to the City

No one addressed the city council on the item.

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

Motion seconded by Councilmember Schultz and unanimously adopted. (Moreno, Resendez, Mendelsohn absent when vote taken; Johnson absent)

Assigned ORDINANCE NO. 33061

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0526

MISCELLANEOUS HEARINGS

Item PH3: A public hearing to receive comments on the FY 2025-26 Operating, Capital, and Grant & Trust Budgets - Financing: No cost consideration to the City

No one addressed the city council on the item.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0527

MISCELLANEOUS HEARINGS

Item PH4: A public hearing to receive comments on the proposed City of Dallas FY 2024-25 Urban Land Bank Demonstration Program Plan, and, upon the close of the public hearing, approval of the City of Dallas FY 2024-25 Urban Land Bank Demonstration Program Plan in accordance with Chapter 379C of the Texas Local Government Code - Financing: No cost consideration to the City

No one addressed the city council on the item.

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

Motion seconded by Mayor Pro Tem Atkins and unanimously adopted. (Resendez, Mendelsohn absent when vote taken; Johnson absent)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0528

MISCELLANEOUS HEARINGS

Item PH5: A public hearing to receive comments on an ordinance amending 72 franchises for solid waste collection and hauling, pursuant to Chapter XIV of the Dallas City Charter, and Chapter 18, Article IV, of the Dallas City Code; and, at the close of the public hearing, consideration of an ordinance amending the aforementioned franchises to **(1)** modify the solid waste collection franchise fee; and **(2)** provide an effective date (list attached to the Agenda Information Sheet) - Financing: No cost consideration to the City (see Fiscal Information)

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 Narvaez and unanimously adopted. (Resendez, Mendelsohn absent when vote taken; Johnson absent)

Assigned ORDINANCE NO. 33062

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0529

MISCELLANEOUS HEARINGS

Item PH6: A public hearing to receive comments on a proposed municipal setting designation to prohibit the use of groundwater as potable water beneath property owned by the City of Dallas located near the intersection of Mexicana Road and Canada Drive; and an ordinance authorizing support of the issuance of a municipal setting designation to the City of Dallas by the Texas Commission on Environmental Quality and prohibiting the use of groundwater beneath the designated property as potable water - Financing: No cost consideration to the City

Recommendation of Staff: Approval

The city secretary read the following statement into the record:

"Pursuant to Section 51A-6.108(g)(3) of the Dallas Development Code, the applicant or licensed representative of the applicant who is familiar with the application must be present and available to answer questions."

The following individual addressed the city council on the item:

Carolyn May, 1201 N. Bowser Rd., Richardson, TX, representing Halff Associates Inc.

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

Motion seconded by Councilmember Arnold and unanimously adopted. (Resendez absent when vote taken; Johnson absent)

Assigned ORDINANCE NO. 33063

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0530

MISCELLANEOUS HEARINGS

Item PH7: A public hearing to receive comments on a proposed municipal setting designation to prohibit the use of groundwater as potable water beneath property owned by 2401 McKinney, LLC and Murphy Plaza, LLC located near the intersection of McKinney and Maple Avenues and adjacent street rights-of-way; and an ordinance authorizing support of the issuance of a municipal setting designation to 2401 McKinney, LLC; Murphy Plaza, LLC; and McKinney and Maple Venture, LLC by the Texas Commission on Environmental Quality and prohibiting the use of groundwater beneath the designated property as potable water - Financing: No cost consideration to the City

Recommendation of Staff: Approval

The city secretary read the following statement into the record:

"Pursuant to Section 51A-6.108(g)(3) of the Dallas Development Code, the applicant or licensed representative of the applicant who is familiar with the application must be present and available to answer questions."

The following individual addressed the city council on the item:

Garrett Haas, 2600 Dallas Pkwy., Frisco, TX, representing 2401 McKinney LLC
Weston Solutions Inc.

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

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

Assigned ORDINANCE NO. 33064

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0531

MISCELLANEOUS HEARINGS

Item PH8: A public hearing, pursuant to Chapter 26 of the Texas Parks and Wildlife Code, to receive comments on the proposed use of a portion of parkland at L.B. Houston Nature Area, located at 2112 and 2116 Sandy Lane, totaling approximately 7,803 square feet of land (0.18 acres), by Dallas Water Utilities for a public wastewater utility project for the public benefit; and, at the close of the public hearing, consideration of a resolution authorizing the proposed use of parkland pursuant to Chapter 26 of the Texas Parks and Wildlife Code - Financing: No cost consideration to the City

No one addressed the city council on the item.

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

Motion seconded by Deputy Mayor Pro Tem Bazaldua and unanimously adopted. (Resendez absent when vote taken; Johnson absent)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MARCH 26, 2025

25-0532

MISCELLANEOUS HEARINGS

Item PH9: A public hearing, pursuant to Chapter 26 of the Texas Parks and Wildlife Code, to receive comments on the proposed use of a portion of parkland at West Trinity Heights Park, located at 1900 Harlandale Avenue, totaling approximately 24,204 square feet of land (0.56 acres), by Dallas Water Utilities Department for a public drainage project for the public benefit; and, at the close of the public hearing, consideration of a resolution authorizing the proposed use of parkland pursuant to Chapter 26 of the Texas Parks and Wildlife Code - Estimated Revenue: Capital Gifts, Donation and Development Fund \$12,100.00

No one addressed the city council on the item.

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

Motion seconded by Deputy Mayor Pro Tem Bazaldua and unanimously adopted. (Resendez absent when vote taken; Johnson absent)

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

EXHIBIT C