

City of Dallas

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



ANNOTATED COUNCIL AGENDA

April 23, 2025

9:22 A.M. – 3:33 P.M.

[25-0610; HELD]

Invocation and Pledge of Allegiance

Agenda Item/Open Microphone Speakers
[25-0611]

VOTING AGENDA

1. Approval of Minutes of the April 9, 2025 City Council Meeting
[25-0612; APPROVED]

CONSENT AGENDA

[25-0613; APPROVED]

Budget and Management Services

2. Authorize **(1)** preliminary adoption of the FY 2025-26 HUD Consolidated Plan Budget for U.S. Department of Housing and Urban Development (HUD) Grant Funds in an estimated amount of \$29,879,823 for the following programs and estimated amounts: **(a)** Community Development Block Grant (CDBG) in the amount of \$13,023,068; **(b)** HOME Investment Partnerships Program (HOME) in the amount of \$5,078,453; **(c)** Emergency Solutions Grant in the amount of \$1,213,719; **(d)** Housing Opportunities for Persons with AIDS in the amount of \$9,864,583; **(e)** estimated HOME and CDBG Program Income in the amount of \$700,000; and **(2)** a public hearing to be held on May 28, 2025, to receive comments on the proposed use of funds - Financing: This action has no cost consideration to the City (see Fiscal Information)
[25-0614; APPROVED]

City Attorney's Office

3. Authorize settlement of the lawsuit styled, Lamarcus Ward v. City of Dallas, Cause No. DC-23-10699 - Not to exceed \$50,000.00 - Financing: Liability Reserve Fund
[25-0615; APPROVED]
4. Authorize settlement of the lawsuit styled, Lorenzo Cardell v. City of Dallas, Cause No. CC-23-03915-B - Not to exceed \$35,000.00 - Financing: Liability Reserve Fund
[25-0616; APPROVED]
5. Authorize settlement of the lawsuit styled, Terrell Hammonds Jr. v. City of Dallas, Cause No. CC-23-03273-A - Not to exceed \$35,000.00 - Financing: Liability Reserve Fund
[25-0617; APPROVED]

Dallas Police Department

6. Authorize a three-year Interlocal Agreement with the University of Texas at San Antonio to provide consulting services and technical assistance for the Dallas Police Department violent crime reduction effort for the period March 15, 2025 through March 31, 2028 - Not to exceed \$337,305.00 - Financing: General Fund (subject to annual appropriations)
[25-0618; APPROVED]

7. Authorize a three-year sole source services agreement for a cloud-based CJIS compliant software solution for managing law enforcement interactions, Case Closed, for the Dallas Police Department - Crime Tech Solutions, LLC, sole source - Not to exceed \$271,244.50 - Financing: FY21 Bureau of Justice Assistance Grant Fund (\$85,901.07) and General Fund (\$185,343.43) (subject to annual appropriations)
[25-0619; APPROVED]

Dallas Water Utilities Department

8. Authorize the **(1)** acceptance of Regional Toll Revenue Funds from the State of Texas, acting by and through the Texas Department of Transportation (TxDOT), within the North Central Texas Council of Governments (NCTCOG) Metropolitan Planning Area (Agreement No. CSJ 0918-24-306) for a project using funds held in the State Highway (121) Subaccount to mitigate environmental impacts from construction of the City's storm water pump house located at the southeast corner of McCallum Boulevard and Hillcrest Road to accommodate Dallas Area Rapid Transit's Silverline in the amount of \$1,800,000.00; **(2)** receipt and deposit of funds in the amount of \$1,800,000.00 in the TxDOT RTR Hillcrest Pump House Fund **(3)** establishment of appropriations in the amount of \$1,800,000.00 in the TxDOT RTR Hillcrest Pump House Fund; for the period from execution of the agreement through April 30, 2028; and **(4)** execution of the Advance Funding Agreement with TxDOT and all terms, conditions, and documents required by the agreement - Total amount of \$1,800,000.00 - Financing: TxDOT RTR Hillcrest Pump House Fund
[25-0620; APPROVED]

9. Authorize an increase in the construction services contract with Eagle Contracting, LLC for additional work at the Jim Miller Pump Station and Reservoir - Not to exceed \$409,225.92, from \$35,936,000.00 to \$36,345,225.92 - Financing: Water Construction Fund
[25-0621; APPROVED]

10. Authorize an increase in the construction services contract with SYB Construction Company, Inc. for additional work associated with the installation and rehabilitation of water and wastewater mains and water transmission valves at five locations - Not to exceed \$1,929,810.72, from \$21,679,451.50 to \$23,609,262.22 - Financing: Water (Drinking Water) - TWDB 2022 Fund (\$1,307,454.72) and Wastewater Capital Improvement F Fund (\$622,356.00)
[25-0622; APPROVED]

Department of Aviation

11. Authorize a mutual termination of lease agreement with Creative Bar Concepts, LLC to terminate the lease of restaurant space at Dallas Executive Airport - Estimated Revenue Forgone: Aviation Fund \$157,337.00, over approximately a four-year period
[25-0623; APPROVED]

Department of Facilities and Real Estate Management

12. A resolution authorizing the conveyance of an easement and right-of-way containing approximately 62,806 square feet of land to Oncor Electric Delivery Company, LLC for the construction, maintenance and use of power lines, power poles and electric transformer facilities across City-owned land located near the intersection of South Central Expressway and Simpson Stuart Road - Financing: No cost consideration to the City
[25-0624; APPROVED]
13. An ordinance abandoning a portion of four utility easements to the City of Dallas, the abutting owner, containing a total of approximately 20,811 square feet of land, located near the intersection of Cedar Crest and Kiest Boulevards - Revenue: General Fund \$11,150.00, plus the \$20.00 ordinance publication fee
[25-0625; APPROVED; ORDINANCE 33076]

14. An ordinance granting a private license to Donald James McNamara, Jr. and Joan P. McNamara, for the use of approximately 204 square feet of land to install, occupy, maintain and utilize a barrier wall on a portion of Overbrook Drive right-of-way located near its intersection with Abbott Avenue - Revenue: General Fund \$2,497.00, plus the \$20.00 ordinance publication fee
[25-0626; APPROVED; ORDINANCE 33077]
15. An ordinance providing for the closure and vacation to vehicular traffic of a portion of Brookside Drive, containing approximately 11,177 square feet of land, located near the intersection of Brookside Drive and Covington Lane - Financing: No cost consideration to the City
[25-0627; APPROVED; ORDINANCE 33078]
16. An ordinance providing for the closure and vacation to vehicular traffic of a portion of Cadillac and Chrysler Drives and Mildred, Roberta and Spivey Streets; and portions of four alleys, containing a total of approximately 165,056 square feet of land, located near the intersection of Cedar Crest Boulevard and Morrell Avenue - Financing: No cost consideration to the City
[25-0628; APPROVED; ORDINANCE 33079]
17. Authorize **(1)** acquisition of approximately 76,181 square feet of land; and **(2)** acquisition of a slope easement of approximately 10,630 square feet of land located near the intersection of University Hills Boulevard and Wheatland Road for the Wheatland Road Extension Project - Not to exceed \$209,600.00 (\$206,100.00, plus closing costs and title expenses not to exceed \$3,500.00) - Financing: 2024B Certificates of Obligation Fund
[25-0629; APPROVED]

18. Authorize acquisition from Joe Delores Deleon and wife, of approximately 3,733 square feet of land near the intersection of Poe and McPherson Streets for the West Dallas Gateway Project - Not to exceed \$133,850.00 (\$128,000.00, plus closing costs and title expenses not to exceed \$5,850.00) - Financing: 2024B Certificates of Obligation Fund
[25-0630; APPROVED]
19. Authorize acquisition from Lucia Estrada and Samuel Lozano, of approximately 3,316 square feet of land near the intersection of Poe and McPherson Streets for the West Dallas Gateway Project - Not to exceed \$149,850.00 (\$140,000.00, plus closing costs and title expenses not to exceed \$9,850.00) - Financing: 2024B Certificates of Obligation Fund
[25-0631; APPROVED]
20. Authorize an amendment to an existing lease agreement with Marcer Investments, LLC to extend the lease agreement for an additional five years for approximately 7,400 square feet of office space located at 6925 Lake June Road, to be used as a Women, Infants and Children Clinic for the period August 1, 2025 through July 31, 2030 - Not to exceed \$757,122.96 - Financing: Health and Human Services Commission Grant Funds (subject to annual appropriations)
[25-0632; APPROVED]
21. Authorize an amendment to an existing lease agreement with SVEA DB Holdings II, LLC to extend the lease agreement for an additional five years for approximately 5,500 square feet of office and clinic space located at 2851 Dairy Road, Garland, Texas, to be used as a Women, Infants and Children Clinic for the period January 1, 2026 through December 31, 2030 - Not to exceed \$691,754.28 - Financing: Health and Human Services Commission Grant Funds (subject to annual appropriations)
[25-0633; APPROVED]

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 RS Commercial Construction, LLC, for installation of a new roof covering at the Kidd Springs Recreation Center located at 711 West Canty Street - Not to exceed \$687,805.62 - Financing: FY2024-25 Community Development Block Grant
[25-0634; APPROVED]

Department of Housing and Community Development

23. Authorize the City Manager to negotiate and execute a forgivable development loan agreement and security documents with Braniff Lofts LP, an affiliate of Sycamore Strategies, LLC (together, the Applicant) in an amount not to exceed \$7,000,000.00 in American Rescue Plan Act (ARPA) Redevelopment Fund ([name of fund for accounting purposes, but no federal funds are being used](#)), for the development of Braniff Lofts, a 48-unit permanent supportive housing complex located 2801 Wycliff Avenue, Dallas, Texas 75219 (Project) - Not to exceed \$7,000,000.00 - Financing: ARPA Redevelopment Fund
[25-0635; CORRECTED; APPROVED]
24. Authorize the Dallas Public Facility Corporation to **(1)** acquire, develop, and own 5550 LBJ, a mixed-income multifamily development to be located at 5550 Lyndon B. Johnson Freeway, Dallas, Texas 75240 (Project); and **(2)** enter into a seventy-five-year lease agreement with High Street Residential, Inc. or its affiliate, for the development of the Project - Estimated Revenue Forgone: General Fund: \$170,331,504.00 (see Fiscal Information)
[25-0636; APPROVED AS AN INDIVIDUAL ITEM]

Department of Planning and Development

25. A resolution correcting Resolution No. 250283, established by City Council for the creation of Willow Ranch Municipal Utility District No. 1, established on February 12, 2025 - Financing: No cost consideration to the City
[25-0637; APPROVED]

26. An ordinance amending Chapter 52 "Administrative Procedures for the Construction Codes"; **(1)** amending fees for Commercial remodel and Q-Team review; **(2)** streamlining and eliminating various fees; **(3)** providing a saving clause; **(4)** providing a severability clause; and **(5)** providing an effective date - Estimated Revenue: Building Inspection Fund \$3,500,000.00 (see Fiscal Information)
[25-0638; APPROVED; ORDINANCE 33080]
27. An ordinance amending Chapter 56, "Dallas Electrical Code," of the Dallas City Code, as amended; adopting with certain changes the 2023 Edition of the National Electrical Code of the National Fire Protection Association, Inc.; regulating the construction, enlargement, alteration, repair, use, and maintenance of electrical work in the city; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date - Financing: No cost consideration to the City (see Fiscal Information)
[25-0639; APPROVED; ORDINANCE 33081]
28. An ordinance correcting **(1)** Specific Use Permit No. 2558 established by Ordinance No. 32811; **(2)** Planned Development District No. 840, established by Ordinance No. 28104; and **(3)** Planned Development District No. 1052, established by Ordinance No. 31859 - Financing: No cost consideration to the City
[25-0640; APPROVED; ORDINANCE NOS. 33082 AND 33083]

Department of Transportation and Public Works

29. Authorize the City Manager to provide the Notice of Establishment for Quiet Zones along the Dallas Area Rapid Transit's Silver Line corridor (formerly known as the Cotton Belt Line) encompassing 11 railroad crossings on the following streets: East Belt Line Road, Dallas Parkway Southbound, Dallas Parkway Northbound, Knoll Trail Drive, Davenport Road East/West, Campbell Road, Davenport Road North/South, McCallum Boulevard, Meandering Way, Dickerson Street, and a crossing at the future Copenhagen Avenue in the Cypress Waters Development as provided for in the Federal Railroad Administration's Final Train Horn Rule - Financing: No cost consideration to the City
[25-0641; APPROVED]

30. Authorize a construction services contract for the construction of 10th Street from Interstate 35 (I-35) to Clarendon Drive - Estrada Concrete Company, LLC, lowest responsible bidder of seven - Not to exceed \$3,968,280.00 - Financing: 10th Street from IH-35 to Clarendon - RTR Fund (\$2,400,000.00), Street and Transportation (A) Fund (2017 General Obligation Bond Fund) (\$100,930.00), Water Capital Improvement G Fund (\$653,000.00), Wastewater Capital Improvement G Fund (\$783,500.00), Wastewater Construction Fund (\$16,500.00), and Water Construction Fund (\$14,350.00)

[25-0642; APPROVED]

31. Authorize an increase in the construction services contract with Estrada Concrete Company, LLC to add funding to compensate the contractor for the additional emergency work needed to reconstruct the retaining wall located at 9000-9300 Block of South Audelia Road - Not to exceed \$1,338,743.50, from \$92,788,440.00 to \$94,127,183.50 - Financing: Street and Alley Improvement Fund

[25-0643; APPROVED]

Office of Arts and Culture

32. A resolution authorizing the ArtsActivate 2026 Program, a project-based cultural support program within the Office of Arts and Culture to support art and cultural services in the City of Dallas for FY 2025-26 and approving the program guidelines - Financing: No cost consideration to the City

[25-0644; APPROVED]

33. Authorize the Sixth Amendment to the lease agreement with the Dallas Theater Center to **(1)** extend the term of the agreement through September 30, 2028; **(2)** continue the implementation of the Equitable Access Plan through the term of the Sixth Amendment; **(3)** suspend venue rental rates at the level as published for FY 2025; **(4)** require Dallas Theater Center, at its sole cost, to develop and implement a security plan as approved by the department Director; and **(45)** ~~for the City to~~ provide direct financial support for the extension of the lease agreement to the Dallas Theater Center to defray increased operating costs resulting from the Equitable Access Plan and the suspension of rental rate increase - Not to exceed \$150,000.00 - Financing: General Fund

[25-0645; CORRECTED; APPROVED]

Office of Economic Development

Note: Agenda Item Nos. 47 and 48 must be considered before Agenda Item Nos. 34-35.

34. Authorize **(1)** a public hearing to be held on May 28, 2025, to receive comments concerning the creation of the Far East Dallas Public Improvement District (the "District"), in accordance with Chapter 372 of the Texas Local Government Code for the specified area of the District, for the purpose of providing supplemental public services, to be funded by an assessment on real property and real property improvements in the District; and, at the close of the public hearing; **(2)** approval of a resolution creating the District for a period of seven years; **(3)** approval of the District's Service Plan for 2026-2032 for the purpose of providing supplemental public services, to be funded by assessments on real property and real property improvements in the District; and **(4)** approval of a management contract with Ferguson Road Initiative, a Texas nonprofit corporation, as the management entity for the District - Financing: This action has no cost consideration to the City (see Fiscal Information)
[25-0646; APPROVED]

35. Authorize **(1)** a public hearing to be held on May 28, 2025, to receive comments concerning the creation of the RedBird Public Improvement District (the "District"), in accordance with Chapter 372 of the Texas Local Government Code for the specified area of the District, for the purpose of providing supplemental public services, to be funded by an assessment on real property and real property improvements in the District; and, at the close of the public hearing; **(2)** approval of a resolution creating the District for a period of ten years; **(3)** approval of the District's Service Plan for 2026-2035 for the purpose of providing supplemental public services, to be funded by assessments on real property and real property improvements in the District; and **(4)** approval of a management contract with RedBird Improvement District Corporation, a to be formed Texas nonprofit corporation, as the management entity for the District - Financing: This action has no cost consideration to the City (see Fiscal Information)
[25-0647; APPROVED]

36. Authorize **(1)** a public hearing to be held on May 28, 2025, to receive comments concerning the early renewal of the Klyde Warren Park/Dallas Arts District Public Improvement District (the "District"), in accordance with Chapter 372 of the Texas Local Government Code (the "Act"), for the specified area of the District, for the purpose of providing supplemental public services, to be funded by an assessment on real property and real property improvements in the District; and, at the close of the public hearing; **(2)** approval of a resolution renewing the District for a period of ten years; **(3)** approval of the District's Service Plan for 2026-2035 for the purpose of providing supplemental public services, to be funded by assessments on real property and real property improvements in the District; and **(4)** approval of a management contract with Woodall Rogers Park Foundation, a private Texas nonprofit corporation, as the management entity for the District - Financing: This action has no cost consideration to the City (see Fiscal Information)
[25-0648; APPROVED]
37. Authorize **(1)** a public hearing to be held on May 28, 2025, to receive comments concerning the renewal and expansion of the Deep Ellum Public Improvement District (the "District"), in accordance with Chapter 372 of the Texas Local Government Code ("the Act"), for the specified area of the District, for the purpose of providing supplemental public services, to be funded by an assessment on real property and real property improvements in the District; and, at the close of the public hearing; **(2)** approval of a resolution renewing the District for a period of ten years; **(3)** approval of the District's Service Plan for 2026-2035 for the purpose of providing supplemental public services, to be funded by assessments on real property and real property improvements in the District; and **(4)** approval of a management contract with Deep Ellum Foundation, a Texas nonprofit corporation, as the management entity for the District - Financing: This action has no cost consideration to the City (see Fiscal Information)
[25-0649; APPROVED]

38. Authorize a public hearing to be held on May 14, 2025 to receive comments on proposed amendments to the Project Plan and Reinvestment Zone Financing Plan ("Plan") for Tax Increment Reinvestment Zone Number Eleven, the Downtown Connection Tax Increment Financing ("TIF") District ("Zone") to: **(1)** add a provision to the Plan for a directed sale of the current City-owned parcel of land (approximately 1.09 acres) addressed as 660 N. Griffin Street and the current location of Fire Station No. 18 in as-is condition and at fair market value in accordance with Chapter 311 of the Texas Tax Code and Chapter 272 of the Texas Local Government Code; **(2)** reprogram \$6,980,602 in 2006 NPV dollars (approximately \$17,561,516 in total dollars) from the Redevelopment of Vacant/Underutilized Downtown Buildings, Underdeveloped Parcels, Surface Parking Lots line item to the Public Safety Building line item in the Downtown Connection Sub-district budget to support the relocation and construction of a new Fire Station No. 18 facility in the Zone; and **(3)** make corresponding modifications to the Zone's Plan; and, at the close of the public hearing, consider an ordinance amending Ordinance No. 26096, previously approved on August 29, 2005, as amended, to reflect these amendments - Financing: No cost consideration to the City
[25-0650; APPROVED]

Office of Homeless Solutions

39. Authorize the City Manager to execute two one-year contracts, each with one option to extend for time only, with Housing Forward, as a sole source, approved as to form by the City Attorney, for the coordination of the Street to Home Initiative enhancing the efforts of the Dallas Real Time Rehousing Program to provide **(1)** financial assistance, including rental assistance, paid utilities, and supportive services, in an amount not to exceed \$1,900,000.00; and **(2)** supportive services only; in an amount not to exceed \$1,096,897.95 to persons experiencing homelessness - Total amount not to exceed \$2,996,898.95 - Financing: HOME-ARPA HASS Fund (subject to annual appropriations)
[25-0651; APPROVED]

Office of Procurement Services

40. Authorize a three-year master agreement for the purchase of printed utility bill inserts and accessories for the Dallas Water Utilities Department - AC Printing, LLC, lowest responsible bidder of four - Estimated amount of \$746,553.00 - Financing: Dallas Water Utilities Fund
[25-0652; APPROVED]
41. Authorize a four-year master agreement for the purchase of law enforcement duty gear for the Dallas Police Department - Botach, Inc. in the estimated amount of \$349,600.00, Con10gency Consulting LLC in the estimated amount of \$300,000.00, G T Distributors, Inc. in the estimated amount of \$7,422,812.60, GALLS, LLC in the estimated amount of \$3,380,180.92, PROFORCE MARKETING, INC. dba Proforce Law Enforcement in the estimated amount of \$1,134,503.02, CG Wholesale LLC in the estimated amount of \$2,354,102.00, and GTM Intermediate Holdings, Inc. dba Tacmed Solutions, LLC in the estimated amount of \$306,600.00, lowest responsible bidders of nine - Total estimated amount of \$15,247,798.54 - Financing: General Fund
[25-0653; APPROVED]
42. Authorize a three-year service price agreement for mobile hose replacement services for City owned vehicles for citywide use - HYD-TX, LLC dba Pirtek Love Field, JBL Hose Service LLC dba Texas Hose Pro, and 4 - STAR Hose & Supply, Inc., lowest responsible bidders of four - Total estimated amount of \$515,087.50 - Financing: General Fund (\$26,275.00), Sanitation Operation Fund (\$196,200.00), Dallas Water Utilities Fund (\$148,550.00), and Equipment and Fleet Management Fund (\$144,062.50) (subject to annual appropriations)
[25-0654; APPROVED]

Park & Recreation Department

43. Authorize the **(1)** acceptance of a grant from the Texas Parks and Wildlife Department (TPWD) for the Local Parks Grant Program (TPWD P.O. No. CA-0006636, Project No. 55-24001) for the development of the Community Park at Fair Park Fitness Loop project located at Fair Park in the amount of \$2,598,820.00 of which the State's portion is \$1,299,410.00, the local match portion is \$1,299,410.00 to be provided by Fair Park First (FPF), and the State's reimbursement to the City of Dallas in an amount not to exceed \$1,299,410.00 for the period January 25, 2024 through April 30, 2028; **(2)** establishment of appropriations in an amount not to exceed \$1,299,410.00 in the TPWD Local Parks Grant Program CP-FP Fund; **(3)** the establishment of appropriations in the amount of \$1,299,410.00 the FPF Match-Community Park at Fair Park Fitness Loop Fund; **(4)** receipt and deposit of funds in the amount not to exceed \$1,299,410.00 into the TPWD Local Parks Grant Program CP-FP Fund; **(5)** receipt and deposit of funds in the amount not to exceed \$1,299,410.00 into the FPF Match-Community Park at Fair Park Fitness Loop Fund; and **(6)** execution of the grant agreement with TPWD and all terms, conditions and documents required by the grant agreement - Total amount of \$2,598,820.00 - Financing: TPWD Local Parks Grant Program Grant CP-FP Fund (\$1,299,410.00), and FPF Match-Community Park at Fair Park Fitness Loop Fund (\$1,299,410.00)
[25-0655; APPROVED]
44. Authorize a professional services contract with AEC Holdco, LLC DBA Grace Herbert Curtis Architects, LLC for architectural and engineering services for the schematic design, design development, construction documents, bidding and negotiation, and construction administration for the renovation of three recreation center facilities, including Kiest Park Recreation Center at 3081 South Hampton Road, John C. Phelps Recreation Center at 3030 Tips Boulevard, and Tommie M. Allen Recreation Center at 7071 Bonnie View Road - Not to exceed \$537,632.00 - Financing: Park and Recreation Facilities (B) Fund (2024 General Obligation Bond Fund)
[25-0656; APPROVED]
45. Authorize a ten-year maintenance agreement with the Turtle Creek Association to accept the installation of a loaned cast bronze sculpture of a walking crow, valued at \$200,000.00, on park property, located at 3400 Fairmont Avenue - Financing: No cost consideration to the City
[25-0657; APPROVED]

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

46. Consideration of appointments to boards and commissions and the evaluation and duties of board and commission members (List of nominees is available in the City Secretary's Office)
[25-0658; INDIVIDUAL APPOINTMENTS MADE TO BOARDS AND COMMISSIONS]

Office of Economic Development

Note: Agenda Item Nos. 47 and 48 must be considered before Agenda Item Nos. 34-35.

47. A resolution authorizing a waiver to the minimum public improvement district (PID) petition approval thresholds outlined in the City's PID Policy, subject to approval by three-quarters of the City Council, for purposes of deeming petitions submitted to the City of Dallas by Preferred Place, LLC, requesting the creation of the RedBird Public Improvement District (District) as sufficient, meeting the minimum requirements for creation set forth in Chapter 372 of the Local Government Code (the Act) but falling below the City's minimum petition approval threshold for creation - Financing: This action has no cost consideration to the City
[25-0659; APPROVED]
48. A resolution authorizing a waiver to the minimum public improvement district (PID) petition approval thresholds outlined in the City's PID Policy, subject to approval by three-quarters of the City Council, for purposes of deeming petitions submitted to the City of Dallas by Ferguson Road Initiative requesting the creation of the Far East Dallas Public Improvement District (District) as sufficient, meeting the minimum requirements for creation set forth in Chapter 372 of the Local Government Code (the Act) but falling below the City's minimum petition approval threshold for creation - Financing: This action has no cost consideration to the City
[25-0660; APPROVED]

Department of Facilities and Real Estate Management

Note: Agenda Item No. 49 and 50 must be considered collectively.

49. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Charter DMN Holdings, LP, of approximately 36,228 square feet of land located near the intersection of Young and Houston Streets for the Kay Bailey Hutchison Convention Center Dallas Master Plan Component 1 Convention Center Expansion Project - Not to exceed \$6,553,040.00 (\$6,521,040.00, plus closing costs and title expenses not to exceed \$32,000.00) - Financing: Convention Center Construction Fund
[25-0661; APPROVED]
50. Authorize acquisition from Charter DMN Holdings, LP, of approximately 185,941 square feet of land located near the intersection of Young and Houston Streets, for the Kay Bailey Hutchison Convention Center Dallas Master Plan Component 1 Convention Center Expansion Project - Not to exceed \$45,120,000.00 (\$45,000,000.00, plus closing costs and title expenses not to exceed \$120,000.00) - Financing: Convention Center Construction Fund
[25-0662; APPROVED AS AMENDED]

ADDITIONS:**CLOSED SESSION****[25-0663; HELD]**51. **Attorney Briefing (Sec. 551.071 T.O.M.A.)**

Seeking the advice of the City Attorney regarding:

*Dallas Police and Fire Pension System v. City of Dallas.*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 508 Young Street because deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person; and (2) seek the advice of the City Attorney on this matter (Sec. 551.071 T.O.M.A.).

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

53. Consideration of an appointment of a member to the Dallas Area Rapid Transit Board of Directors for Position 02 (Vacant position for unexpired 2024-2026 Board Term) (Closed Session, if necessary, Personnel, Sec. 551.074, T. O. M. A.) (Name of nominee in the City Secretary's Office) - Financing: No cost consideration to the City
[25-0664; APPOINTMENT MADE TO BOARD]

Department of Facilities and Real Estate Management

54. A resolution **(1)** declaring approximately 217,911 square feet of improved land unwanted and unneeded, located near the intersection of North Stemmons Freeway and West Mockingbird Lane, and authorizing its advertisement for sale by public auction or through a real estate brokerage service with a two-tier sale process where the property is offered for sale as-is with improvements and as land only; **(2)** establishing a reserve for the auctioned surplus property; **(3)** authorizing a Purchase and Sale Agreement to be prepared for the surplus property receiving highest qualified bid that meets or exceeds the reserve or highest cash offer; and **(4)** authorizing the conveyance of a deed in a form acceptable to City Attorney - Estimated Revenue: TBD - Real Estate Market to determine the value
[25-0665; APPROVED]

Mayor and City Council Office

55. A resolution reappointing Bilierae Johnson as City Secretary for the City of Dallas, for a period of two years, effective XXXX, with a merit increase in her annual base salary in the amount of \$XXXX, from \$214,240.00 to \$XXXX, effective XXXX - Not to exceed \$XXXX - Financing: General Fund
[25-0666; HELD UNDER ADVISMENT UNTIL MAY 14, 2025 WITH INSTRUCTION BY MAYOR PRO TEM ATKINS]
56. A resolution authorizing a merit increase in the annual base salary of City Auditor Mark S. Swann, in the amount of \$XXXX, from \$214,240.00 to \$XXXX, effective XXXX - Not to exceed \$XXXX - Financing: General Fund
[25-0667; HELD UNDER ADVISEMENT UNTIL MAY 14, 2025 WITH INSTRUCTION BY MAYOR PRO TEM ATKINS]
57. A resolution appointing XXXX as City Auditor for the City of Dallas, for a period of two years, with an annual base salary of \$XXXX, effective XXXX - Not to exceed \$XXXX - Financing: General Fund
[25-0668; APPROVED]
58. A resolution authorizing a merit increase in the annual base salary of City Attorney Tammy L. Palomino in the amount of \$XXXX, effective XXXX - Not to exceed \$XXXX, from \$325,000.00 to \$XXXX - Financing: General Fund
[25-0669; HELD UNDER ADVISMENT UNTIL MAY 14, 2025 WITH INSTRUCTION BY MAYOR PRO TEM ATKINS]

PUBLIC HEARINGS AND RELATED ACTIONS**Department of Planning and Development****ZONING CASES – CONSENT****[25-0670; APPROVED]**

- Z1. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 959 for a private school on property zoned an R-16(A) Single Family District and an R-10(A) Single Family District, on the southwest corner of Harvest Hill Road and Inwood Road
Recommendation of Staff: Approval, subject to an amended site plan, amended landscape plan, and staff's recommended conditions
Recommendation of CPC: Approval, subject to an amended site plan, amended landscape plan, and CPC recommended conditions
Z234-132(MB)
[25-0671; HEARING CLOSED; APPROVED AS AMENDED; ORDINANCE 33084]
- Z2. A public hearing to receive comments regarding an application for and an ordinance granting a new Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the southeast corner of North Jim Miller Road and Lake June Road
Recommendation of Staff: Approval for a two-year period, subject to a site plan and conditions
Recommendation of CPC: Approval for a two-year period, subject to a site plan and conditions
Z234-138(WK/CC)
[25-0672; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 33085]
- Z3. A public hearing to receive comments regarding an application for and an ordinance granting **(1)** a TH-3(A) Townhouse District; and **(2)** a resolution accepting the termination of deed restrictions [Z167-361] on property zoned an NO(A) Neighborhood Office District, on the southeast corner of North Hampton Road and Calypso Street
Recommendation of Staff: Approval
Recommendation of CPC: Approval, subject to deed restrictions volunteered by the applicant
Z234-195(LC)
[25-0673; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 33086]

- Z4. A public hearing to receive comments regarding an application for and a resolution accepting an amendment to a portion of deed restrictions [Z045-239] on property zoned an R-10(A) Single Family District with deed restrictions [Z045-239], on the northeast line of Middlefield Road, southeast of Bicentennial Lane
Recommendation of Staff: Approval
Recommendation of CPC: Approval
Z234-268(MB)
[25-0674; HEARING OPEN; DEFERRED TO MAY 14, 2025 BY MAYOR PRO TEM ATKINS]
- Z5. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 143, on the northwest corner of IH-635 and Valley View Lane
Recommendation of Staff: Approval, subject to amended development, landscape, traffic management plans, and amended conditions
Recommendation of CPC: Approval, subject to amended development, landscape, traffic management plans, and amended conditions
Z234-271(LL)
[25-0675; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 33087]
- Z6. A public hearing to receive comments regarding an application for and an ordinance granting a new Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern on property zoned CR Community Retail District and a P(A) Parking District, on the west line of Inwood Road north of Lovers Lane
Recommendation of Staff: Approval for a three-year period, subject to a site plan and conditions
Recommendation of CPC: Approval for a three-year period, subject to a site plan and conditions
Z234-333(CC)
[25-0676; HEARING CLOSED; APPROVED AS AMENDED; ORDINANCE 33088]
- Z7. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit 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 southeast corner of Simpson Stuart Road and Bonnie View Road
Recommendation of Staff: Approval for a five-year period, subject to a site plan and conditions
Recommendation of CPC: Approval for a three-year period, subject to a site plan and conditions
Z234-334(CR)
[25-0677; HEARING CLOSED; APPROVED AS AMENDED; ORDINANCE 33089]

- Z8. A public hearing to receive comments regarding an application for and a resolution accepting the termination of deed restrictions [Z2023-163 and a portion of Z812-139] on property zoned an MU-3 Mixed Use District with deed restrictions [Z2023-163 and Z812-139], on the north line of LBJ Freeway, east of Coit Road
Recommendation of Staff: Approval
Recommendation of CPC: Approval
Z234-343(MB)
[25-0678; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED]
- Z9. A public hearing to receive comments regarding an application for and an ordinance granting a CS Commercial Service District and a resolution accepting deed restrictions volunteered by the applicant on property zoned an R-10(A) Single Family District, on the east line of Quietwood Drive, between Interstate 20 and Kingsland Road
Recommendation of Staff: Approval
Recommendation of CPC: Approval, subject to deed restrictions volunteered by the applicant
Z234-345(LC)
[25-0679; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 33090]
- Z10. 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 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 a site plan and conditions
Recommendation of CPC: Approval for a five-year period, subject to a site plan and conditions_
Z234-346(CC)
[25-0680; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 33091]

- Z11. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 916, on property zoned Planned Development District No. 916 to modify parking requirements, sign regulations, and development standards, generally bounded by East Northwest Highway, Skillman Street, East Lovers Lane and Greenville Avenue
Recommendation of Staff: Approval, subject to amended conditions
Recommendation of CPC: Approval, subject to amended conditions
Z245-111(LC)
[25-0681; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 33092]
- Z12. A public hearing to receive comments regarding an application for and an ordinance granting a new subdistrict on property zoned Subdistrict 1A within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, on the northeast corner of West Commerce Street and Pittman Street
Recommendation of Staff: Approval, subject to amended conditions
Recommendation of CPC: Approval, subject to amended conditions
Z245-118(LC)
[25-0682; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 33093]
- Z13. A public hearing to receive comments regarding an application for and an ordinance granting an R-5(A) Single Family District on property zoned a CR Community Retail District, on the north line of Burma Road, between Kiska Street and Saipan Street
Recommendation of Staff: Approval
Recommendation of CPC: Approval
Z245-129(CC)
[25-0683; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 33094]
- Z14. A public hearing to receive comments regarding an application for and an ordinance granting an R-5(A) Single Family District on property zoned a CS Commercial Service District, on the south line of Corregidor Street and east of Carbondale Street
Recommendation of Staff: Approval
Recommendation of CPC: Approval
Z245-130(CC)
[25-0684; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 33095]

- Z15. A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1881 for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay, on the northwest corner of Greenville Avenue and Bell Avenue
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
Z245-131(LC)
[25-0685; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 33096]
- Z16. A public hearing to receive comments regarding an application for and an ordinance granting an R-5(A) Single Family District on property zoned a CS Commercial Service District, on the east line of Carbondale Street, south of Fellow Lane
Recommendation of Staff: Approval
Recommendation of CPC: Approval
Z245-139(TB)
[25-0686; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 33097]
- Z17. A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a hotel or motel use on property zoned CA-1(A) Central Area District, on the south line of Main Street, east of South Pearl Expressway
Recommendation of Staff: Approval, subject to a site plan and conditions
Recommendation of CPC: Approval, subject to a site plan and conditions
Z245-147(TB)
[25-0687; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 33098]

MISCELLANEOUS HEARINGS**Department of Planning and Development**

- PH1. A public hearing and an ordinance amending Chapter 52, "Administrative Procedures for the Construction Codes," of the Dallas City Code by amending Sections 101, 102, 103, 104, 301, and 1002; amending Chapter 53, "Dallas Building Code," of the Dallas City Code by amending Sections 202, 310, and 4102; amending Chapter 54, "Dallas Plumbing Code," of the Dallas City Code by amending Sections 101, G104, G105, and G106; amending Chapter 55, "Dallas Mechanical Code," of the Dallas City Code by amending Section 101; amending Chapter 56, "Dallas Electrical Code," of the Dallas City Code by amending Section 81.4; amending Chapter 57, "Dallas One-and Two-Family Dwelling Code," of the Dallas City Code by amending Sections R101, R202, R301, and R302, and adding a new Section R334, "Consolidated Dwellings"; amending Chapter 58, "Dallas Existing Building Code," by amending Sections 202, 402, 405, 502, 503, 701, 702, 1103, 1401, and 1402; amending Chapter 61, "Dallas Green Construction Code," of the Dallas City Code by amending Section 101; amending Chapter 62, "Dallas Swimming Pool and Spa Code," of the Dallas City Code by amending Section 101; relating to amendments to allow construction of a structure with up to eight dwelling units to be considered a residential structure, and renaming the "Dallas One-and Two-Family Dwelling Code" as the "Dallas One- to Eight -Family Dwelling Code"; providing a saving clause; providing a severability clause; and providing an effective date - Financing: No cost consideration to the City
[25-0688; HEARING CLOSED; APPROVED; ORDINANCE 33099]