

MINUTES OF THE DALLAS CITY COUNCIL  
WEDNESDAY, APRIL 23, 2025

25-0610

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

PRESENT: [15] Johnson, Atkins, Bazaldua, West, Moreno, Arnold (\*9:27 a.m.), Gracey, Resendez, Narvaez (\*9:31 a.m.), Blackmon, Stewart, Schultz, Mendelsohn, Willis, Ridley

ABSENT: [0]

The meeting was called to order at 9:22 a.m. with a quorum of the city council present.

The invocation was given by Councilmember Zarin Gracey.

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

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

The meeting recessed at 11:37 a.m. and reconvened to open session at 1:28 p.m.

The meeting recessed at 1:28 p.m. to closed session and reconvened to open session at 2:34 p.m.

After all business properly brought before the city council had been considered, the city council adjourned at 3:33 p.m.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Secretary

\_\_\_\_\_  
Date Approved

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

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

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

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

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

MINUTES OF THE DALLAS CITY COUNCIL  
WEDNESDAY, APRIL 23, 2025

EXHIBIT A

MINUTES OF THE DALLAS CITY COUNCIL  
WEDNESDAY, APRIL 23, 2025

EXHIBIT B

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 23, 2025

25-0611

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: Eric Hall, 1419 Griffin St.  
SUBJECT: Ribbon Cutting at Cedars Park

SPEAKER: Lea Figueroa, 5880 Bernal Dr.  
SUBJECT: Dallas Housing Authority (DHA)

SPEAKER: Naima Hill, 1531 Seegar St.  
SUBJECT: Cedars Park

SPEAKER: Courtney Gipson, 700 Walnut Dr., Irving, TX  
SUBJECT: Wages for contract airport workers  
REPRESENTING: SEIU Texas

SPEAKER: Molly Zepeda, 2425 Crestview Ct., Irving, TX  
SUBJECT: State of the City of Dallas

**OPEN MICROPHONE – END OF MEETING:**

There were no speakers under this category.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 23, 2025

25-0612

Item 1: Approval of Minutes of the April 9, 2025 City Council Meeting

Councilmember Ridley moved to adopt the minutes as presented.

Motion seconded by Mayor Pro Tem Atkins and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 23, 2025

25-0613

CONSENT AGENDA

The consent agenda consisted of consent agenda items 2-45. Consent agenda items 23 and 33 were corrected.

Councilmember Mendelsohn requested consent agenda item 24 be considered as an individual item later in the meeting; there was no objection voiced by the city council.

Therefore, the consent agenda, consisting of consent agenda items 2-23 and 25-45 was presented for consideration.

Deputy Mayor Pro Tem Bazaldua moved to adopt all items on the consent agenda.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 23, 2025

25-0614

Item 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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 23, 2025

25-0615

Item 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 23, 2025

25-0616

Item 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 23, 2025

25-0617

Item 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 23, 2025

25-0618

Item 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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 23, 2025

25-0619

Item 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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 23, 2025

25-0620

Item 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 23, 2025

25-0621

Item 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

Adoped as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 23, 2025

25-0622

Item 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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 23, 2025

25-0623

Item 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 23, 2025

25-0624

Item 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 23, 2025

25-0625

Item 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

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 33076

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 23, 2025

25-0626

Item 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

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 33077

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 23, 2025

25-0627

Item 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

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 33078

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 23, 2025

25-0628

Item 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

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 33079

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 23, 2025

25-0629

Item 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

Adoped as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 23, 2025

25-0630

Item 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 23, 2025

25-0631

Item 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

Adoped as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 23, 2025

25-0632

Item 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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 23, 2025

25-0633

Item 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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 23, 2025

25-0634

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 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 23, 2025

25-0635

Item 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

Corrected

Adoped as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 23, 2025

25-0636

Item 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)

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 speaker the city council on the item:

Kevin Hickman, 2121 N. Pearl St.

Councilmember Blackmon moved to adopt the item.

Motion seconded by Councilmember Schultz.

After discussion, Mayor Johnson called a vote and declared the item adopted on a divided vote with Councilmember Mendelsohn voting “No.”

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 23, 2025

25-0637

Item 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 23, 2025

25-0638

Item 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)

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 33080

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 23, 2025

25-0639

Item 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)

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 33081

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 23, 2025

25-0640

Item 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

Adopted as part of the consent agenda.

Assigned ORDINANCE NOS. 33082 AND 33083

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 23, 2025

25-0641

Item 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 23, 2025

25-0642

Item 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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 23, 2025

25-0643

Item 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 23, 2025

25-0644

Item 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 23, 2025

25-0645

Item 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

Corrected

Adopted as part of the consent agenda.

Note: The city secretary clarified that the venue rental rates are frozen at the level as published for FY 2025 for the term of this lease extension.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 23, 2025

25-0646

Item 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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 23, 2025

25-0647

Item 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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 23, 2025

25-0648

Item 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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 23, 2025

25-0649

Item 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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 23, 2025

25-0650

Item 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 23, 2025

25-0651

Item 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)

Adopted as part of the consent agenda.

Note: The city secretary clarified that the contract amount for supportive services only is \$1,096,898.95.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 23, 2025

25-0652

Item 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 23, 2025

25-0653

Item 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 23, 2025

25-0654

Item 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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 23, 2025

25-0655

Item 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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 23, 2025

25-0656

Item 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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 23, 2025

25-0657

Item 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 23, 2025

25-0658

Item 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)

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:

- Mike Sims to the City Plan and Zoning Commission;
- Sean Jensen to the Community Development Commission; and
- Matthew Bell, Active Reserve, to the Veterans Affairs Commission.

Motion seconded by Councilmember Schultz and unanimously adopted.

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

<b>25-5695</b>	<b>CDC</b>	<b>COMMUNITY DEVELOPMENT COMMISSION</b>
<b>25-5696</b>	<b>CPC</b>	<b>CITY PLAN AND ZONING COMMISSION</b>
<b>25-5697</b>	<b>VAC</b>	<b>VETERAN AFFAIRS COMMISSION</b>

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 23, 2025

25-0659

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

Item 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

Deputy Mayor Pro Tem Bazaldua moved to adopt the item.

Motion seconded by Councilmember Blackmon.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 23, 2025

25-0660

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

Item 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

Mayor Pro Tem Atkins moved to adopt the item.

Motion seconded by Deputy Mayor Pro Tem Bazaldua.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 23, 2025

25-0661

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

Item 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

Councilmember Moreno moved to adopt agenda items 49 and 50.

Motion seconded by Councilmember Schultz.

Councilmember Moreno withdrew his motion; there was no objection voiced by the city council.

Councilmember Moreno moved to adopt agenda item 49 as presented; and adopt agenda item 50 with the following change:

- Replace the right of first refusal exercise period from 10 to 45 days.

Motion seconded by Deputy Mayor Pro Tem Bazaldua.

Councilmember Mendelsohn requested a record vote.

Mayor Johnson called a record vote on Councilmember Moreno's motion:

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

Voting No: [2] Johnson, Mendelsohn

The city secretary declared the item adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 23, 2025

25-0662

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

Item 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

Councilmember Moreno moved to adopt agenda items 49 and 50.

Motion seconded by Councilmember Schultz.

Councilmember Moreno withdrew his motion; there was no objection voiced by the city council.

Councilmember Moreno moved to adopt agenda item 49 as presented; and adopt agenda item 50 with the following change:

- Replace the right of first refusal exercise period from 10 to 45 days.

Motion seconded by Deputy Mayor Pro Tem Bazaldua.

Councilmember Mendelsohn requested a record vote.

Mayor Johnson called a record vote on Councilmember Moreno's motion:

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

Voting No: [2] Johnson, Mendelsohn

The city secretary declared the item amended.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 23, 2025

25-0663

**CLOSED SESSION**

Item 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.*

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

At 1:28 p.m., Mayor Johnson announced the closed session of the city council authorized by Chapter 551, "OPEN MEETINGS," of the (Texas Open Meetings Act) to discuss the following matters:

Item 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.*

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

The closed session ended and reconvened to open session at 2:34 p.m. No other matters were discussed during the closed session.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 23, 2025

25-0664

Item 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

Councilmember Narvaez moved to appoint the following to the Dallas Area Rapid Transit (DART) Board of Directors to fill vacant Position 02. The term of the unexpired vacant position will begin immediately following the passage of this item and expire June 30, 2026:

Maureen Milligan

Motion seconded by Councilmember Schultz.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 23, 2025

25-0665

Item 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

Councilmember Moreno moved to adopt the item.

Motion seconded by Councilmember Blackmon and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 23, 2025

25-0666

Item 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

The city secretary stated agenda items 55, 56 and 58 would be considered collectively.

Mayor Pro Tem Atkins moved to hold the items under advisement until the May 14, 2025 voting agenda meeting of the city council, so that they may be re-posted to include consideration of a retention incentive.

Motion seconded by Deputy Mayor Pro Tem Bazaldua and unanimously held.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 23, 2025

25-0667

Item 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

The city secretary stated agenda items 55, 56 and 58 would be considered collectively.

Mayor Pro Tem Atkins moved to hold the items under advisement until the May 14, 2025 voting agenda meeting of the city council, so that they may be re-posted to include consideration of a retention incentive.

Motion seconded by Deputy Mayor Pro Tem Bazaldua and unanimously held.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 23, 2025

25-0668

Item 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

Councilmember Blackmon moved the following:

- Reappoint Mark S. Swann as City Auditor for the City of Dallas, for a period of two years with an annual base salary of \$214, 240.00, effective May 1, 2025, and that a resolution reflecting this motion be filed with the city secretary.

Motion seconded by Mayor Pro Tem Atkins and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 23, 2025

25-0669

Item 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

The city secretary stated agenda items 55, 56 and 58 would be considered collectively.

Mayor Pro Tem Atkins moved to hold the items under advisement until the May 14, 2025 voting agenda meeting of the city council, so that they may be re-posted to include consideration of a retention incentive.

Motion seconded by Deputy Mayor Pro Tem Bazaldua and unanimously held.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 23, 2025

25-0670

CONSENT ZONING DOCKET

Prior to consideration of the consent zoning docket and the item being read into the record Mayor Pro Tem Atkins moved to defer agenda item Z4 to the May 14, 2025 voting agenda meeting of the city council.

The consent zoning docket consisted of agenda items Z1 – Z17.

- Agenda item Z1: Zoning Case Z234-132(MB)
- Agenda item Z2: Zoning Case Z234-138(WK/CC)
- Agenda item Z3: Zoning Case Z234-195(LC)
- Agenda item Z4: Zoning Case Z234-268(MB)
- Agenda item Z5: Zoning Case Z234-271(LL)
- Agenda item Z6: Zoning Case Z234-333(CC)
- Agenda item Z7: Zoning Case Z234-334(CR)
- Agenda item Z8: Zoning Case Z234-343(MB)
- Agenda item Z9: Zoning Case Z234-345(LC)
- Agenda item Z10: Zoning Case Z234-346(CC)
- Agenda item Z11: Zoning Case Z245-111(LC)
- Agenda item Z12: Zoning Case Z245-118(LC)
- Agenda item Z13: Zoning Case Z245-129(CC)
- Agenda item Z14: Zoning Case Z245-130(CC)
- Agenda item Z15: Zoning Case Z245-131(LC)
- Agenda item Z16: Zoning Case Z245-139(TB)
- Agenda item Z17: Zoning Case Z245-147(TB)

Agenda items Z1, Z6 and Z7 were removed from the consent zoning docket to be considered as individual hearings.

Therefore, the consent zoning docket, consisting of agenda items Z2, Z3, Z5 and Z8-Z17 was presented for consideration.

- Agenda item Z2: Zoning Case Z234-138(WK/CC)
- Agenda item Z3: Zoning Case Z234-195(LC)
- Agenda item Z5: Zoning Case Z234-271(LL)
- Agenda item Z8: Zoning Case Z234-343(MB)
- Agenda item Z9: Zoning Case Z234-345(LC)
- Agenda item Z10: Zoning Case Z234-346(CC)
- Agenda item Z11: Zoning Case Z245-111(LC)
- Agenda item Z12: Zoning Case Z245-118(LC)
- Agenda item Z13: Zoning Case Z245-129(CC)
- Agenda item Z14: Zoning Case Z245-130(CC)
- Agenda item Z15: Zoning Case Z245-131(LC)
- Agenda item Z16: Zoning Case Z245-139(TB)
- Agenda item Z17: Zoning Case Z245-147(TB)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

25-0670

Page 2

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

The following individuals addressed the city council on the item:

Halley Tramel, 7865 Firefall Way [Agenda Item Z8]  
Chelsea Thurman, 8111 LBJ Fwy., representing Gateway Tower LLC [Agenda Item Z8]  
Hamilton Peck, 8111 LBJ Fwy., representing Gateway Tower LLC [Agenda Item Z8]  
Jonathan Tooley, 8111 LBJ Fwy., representing Gateway Tower LLC [Agenda Item Z8]  
Dan Newell, 8111 LBJ Fwy., representing Gateway Tower LLC (handout provided/visual presentation) [Agenda Item Z8]  
Richard Kessler, 903 Whitman Cir., Allen, TX [Agenda Item Z8]  
Steven Darling, 2500 Dallas Pkwy., Plano, TX [Agenda Item Z8]  
Jay Siegel, 755 S. Dexter St., Denver, CO, representing EQRWesterly LP [Agenda Item Z12]  
Jae Lee, 3522 Ramona Ave. (handout provided) [Agenda Item Z10]  
Patsy Johnson, 2605 John West Rd. [Agenda Item Z10]  
Yolanda White, 1326 S. Ewing Ave. [Agenda Item Z10]  
Ronda Booker, 6219 Highland Hills Dr. [Agenda Item Z10]  
Sandra Johnson, 3616 Idaho Ave. [Agenda Item Z10]  
Tonda Johnson, 4624 Kushla Ave. [Agenda Item Z10]  
Fred Miller, 1747 Garza Ave. [Agenda Item Z10]

Councilmember Arnold 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.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 23, 2025

25-0671

Item Z1: Zoning Case Z234-132(MB) [Consent Zoning Docket]

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

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.

No one addressed the city council on the item.

Councilmember Willis moved to close the public hearing, accept the recommendation of the city plan commission and pass the ordinance subject to a revised site plan and revised landscape plan.

Motion seconded by Councilmember Narvaez and unanimously amended. (Bazaldua absent when vote taken)

Assigned ORDINANCE NO. 33084

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 23, 2025

25-0672

Item Z2: Zoning Case Z234-138(WK/CC) [Consent Zoning Docket]

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

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 33085

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 23, 2025

25-0673

Item Z3: Zoning Case Z234-195(LC) [Consent Zoning Docket]

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

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NOS. 33086

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 23, 2025

25-0674

Item Z4: Zoning Case Z234-268(MB) [Consent Zoning Docket]

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

Prior to consideration of the consent zoning docket and the item being read into the record, Mayor Pro Tem Atkins moved to defer the item to the May 14, 2025 voting agenda meeting of the city council.

Motion seconded by Councilmember Narvaez and unanimously deferred.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 23, 2025

25-0675

Item Z5: Zoning Case Z234-271(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. 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

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 33087

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 23, 2025

25-0676

Item Z6: Zoning Case Z234-333(CC) [Consent Zoning Docket]

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

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 following individual addressed the city council on the item:

Carlos Talsen, 3904 Elm St.

Councilmember Willis 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 on 1,500 square feet of land that is currently zoned as a CR Community Retail District.

Motion seconded by Councilmember Narvaez and unanimously amended. (Bazaldua absent when vote taken)

Assigned ORDINANCE NO. 33088

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 23, 2025

25-0677

Item Z7: Zoning Case Z234-334(CR) [Consent Zoning Docket]

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

Mayor Pro Tem Atkins 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:

Andrew Ruegg, 2201 Main St.

Mayor Pro Tem Atkins moved to close the public hearing, accept the recommendation of the city plan commission with the following change:

- The landscaping requirements are removed.

Motion seconded by Councilmember Schultz and unanimously amended. (Bazaldua absent when vote taken)

Assigned ORDINANCE NO. 33089

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 23, 2025

25-0678

Item Z8: 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

Adopted as part of the zoning consent docket.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 23, 2025

25-0679

Item Z9: Zoning Case Z234-345(LC) [Consent Zoning Docket]

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

Adopted as part of the zoning consent docket

Assigned ORDINANCE NO. 33090

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 23, 2025

25-0680

Item Z10: Zoning Case Z234-346(CC) [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 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

Adopted as part of the zoning consent docket

Assigned ORDINANCE NO. 33091

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 23, 2025

25-0681

Item Z11: Zoning Case Z245-111(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. 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

Adopted as part of the zoning consent docket

Assigned ORDINANCE NO. 33092

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 23, 2025

25-0682

Item Z12: Zoning Case Z245-111(LC) [Consent Zoning Docket]

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

Adopted as part of the zoning consent docket.

Assigned ORDINANCE NO. 33093

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 23, 2025

25-0683

Item Z13: Zoning Case Z245-129(CC) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting an R-5(A) Single Family District on property zoned 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

Adopted as part of the zoning consent docket

Assigned ORDINANCE NO. 33094

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 23, 2025

25-0684

Item Z14: Zoning Case Z245-130(CC) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting an R-5(A) Single Family District on property zoned 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

Adopted as part of the zoning consent docket

Assigned ORDINANCE NO. 33095

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 23, 2025

25-0685

Item Z15: Zoning Case Z245-131(LC) [Consent Zoning Docket]

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

Adopted as part of the zoning consent docket

Assigned ORDINANCE NO. 33096

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 23, 2025

25-0686

Item Z16: Zoning Case Z245-139(TB) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting an R-5(A) Single Family District on property zoned a CS Commercial Service District, on the east line of Carbondale Street, south of Fellow Lane

Recommendation of Staff: Approval

Recommendation of CPC: Approval

Adopted as part of the zoning consent docket

Assigned ORDINANCE NO. 33097

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 23, 2025

25-0687

Item Z17: Zoning Case Z245-147(TB) [Consent Zoning Docket]

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

Adopted as part of the zoning consent docket

Assigned ORDINANCE NO. 33098

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

APRIL 23, 2025

25-0688

**MISCELLANEOUS HEARINGS**

Item 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

The following individual addressed the city council on the item:

David Lehde, 5816 W. Plano Pkwy., Plano, TX, representing Dallas Builders Association

Mayor Pro Tem Atkins moved to close the public hearing and adopt the item as recommended by the building inspection advisory, examining, and appeals board.

Motion seconded by Councilmember Blackmon.

After discussion, Mayor Johnson called a vote and declared the item unanimously adopted. (Bazaldua absent when vote taken)

Assigned ORDINANCE NO. 33099

MINUTES OF THE DALLAS CITY COUNCIL  
WEDNESDAY, APRIL 23, 2025

EXHIBIT C