

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, MAY 28, 2025

25-0800

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

PRESENT: [15] Johnson, Atkins (*9:20 a.m.), Bazaldua, West (*9:17 a.m.), Moreno, Arnold (*9:17 a.m.), Gracey, Resendez, Narvaez (*9:39 a.m.), Blackmon, Stewart (*9:18 a.m.), Schultz, Mendelsohn, Willis, Ridley

ABSENT: [0]

The meeting was called to order at 9:15 a.m. with a quorum of the city council present.

The invocation was given by Rabbi Andrew Paley with the Dallas Police Department.

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 12:17 p.m. to closed session and reconvened to open session at 1:42 p.m.

After all business properly brought before the city council had been considered, the city council adjourned at 6:56 p.m.

ATTEST:

Mayor

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, MAY 28, 2025

EXHIBIT A

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, MAY 28, 2025

EXHIBIT B

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 28, 2025

25-0801

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: Bruce Carter, 2307 Britton Dr.
SUBJECT: Violence/plans to save lives
REPRESENTING: The Relentless Voice

SPEAKER: Derrick Battie, 1342 E. Redbird Ln.
SUBJECT: Funding Public Safety

SPEAKER: Lamar Glass, 5565 Deer Creek Dr.
SUBJECT: Property damage issues

SPEAKER: Tiffinni Young, Not Provided
SUBJECT: District 7

OPEN MICROPHONE – END OF MEETING:

There were no speakers under this category.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 28, 2025

25-0802

Item 1: Approval of Minutes of the May 14, 2025 City Council Meeting

Councilmember Schultz moved to adopt the minutes as presented.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 28, 2025

25-0803

CONSENT AGENDA

Prior to consideration of the consent agenda, the following registered speakers addressed the city council:

Andrew Watterson, 2702 Love Field Dr., representing Southwest Airlines [Agenda Item 11]

Rebekah Kornblum, 4207 Live Oak St., representing Dallas Bicycle Coalition [Agenda Item 24]

Ashly Fletcher, 6410 Parkridge Dr., Sachse, TX, representing Bike Friendly South Dallas [Agenda Item 24]

Ian Seamans, 1201 E. Park Blvd., Plano, TX, representing Environment Texas [Agenda Item 24]

The consent agenda consisted of consent agenda items 2-47. Consent agenda items 10, 12, 21, 33 and 34 were corrected. Consent agenda items 14, 36 and 44 were deleted.

Councilmember Mendelsohn requested consent agenda items 12, 13, 15, 23 and 30 be considered as individual items later in the meeting; there was no objection voiced by the city council.

Councilmember Blackmon requested consent agenda item 47 be considered as an individual item later in the meeting; there was no objection voiced by the city council.

Therefore, the consent agenda, consisting of consent agenda items 2-11, 18-22, 24-29, 31-35, 37-43, 45 and 46 was presented for consideration.

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

Motion seconded by Councilmember West and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 28, 2025

25-0804

Item 2: An ordinance denying rates as requested by Atmos Energy Corp. Mid-Tex Division provided pursuant to its January 15, 2025 Dallas Annual Rate Review filing and setting rates as recommended by the City Manager - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 33116

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 28, 2025

25-0805

Item 3: Authorize Supplemental Agreement No. 2 to the professional services contract with Benzon Aviation Consulting, LLC to continue to assist the City of Dallas with developing and implementing strategies to address the airline use and lease agreements at Dallas Love Field Airport, to lead negotiations with airlines at Dallas Love Field, and to assist with drafting such agreements - Not to exceed \$200,000.00, from \$300,000.00 to \$500,000.00 - Financing: Aviation Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 28, 2025

25-0806

Item 4: Authorize Supplemental Agreement No. 3 to the professional services contract with Kaplan Kirsch LLP, formerly known as Kaplan Kirsch & Rockwell, L.L.P., for additional legal services to the City of Dallas in connection with the process, strategy, negotiations, and drafting for Love Field airline gate leases - Not to exceed \$500,000.00, from \$800,000.00 to \$1,300,000.00 - Financing: Aviation Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 28, 2025

25-0807

Item 5: Authorize a three-year service contract, with two one-year renewal options with Flock Group, Inc. to provide automatic license plate reading cameras, installation, software subscription, maintenance, and support for the Dallas Police Department for the period June 15, 2025 through June 14, 2028 - Not to exceed \$5,738,414.61 - Financing: General Fund (\$3,922,914.61), MVCPA FY25 SB224 Catalytic Converter Grant Fund (\$1,690,500.00) (subject to annual appropriations), and 2023 Homeland Security-Urban Area Security Initiative 24-26 Fund (\$125,000.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 28, 2025

25-0808

Item 6: Authorize (1) a Standard Utility Agreement with the State of Texas, acting through the Texas Department of Transportation, for water pipeline encasement extensions in FM 548 from Windmill Farms to State Highway 205; and (2) the receipt and deposit of funds in the amount of \$68,377.73 in the Dallas Water Utilities Fund from the Texas Department of Transportation for reimbursement of eligible construction, inspection, and project management costs for the project - Estimated Revenue: Dallas Water Utilities Fund \$68,377.73

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 28, 2025

25-0809

Item 7: Authorize an increase in the construction services contract with Omega Contracting, LLC for additional work associated with the installation of permitted water and wastewater services - Not to exceed \$3,234,085.00, from \$12,936,343.10 to \$16,170,428.10 - Financing: Wastewater Construction Fund (\$2,102,155.00) and Water Construction Fund (\$1,131,930.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 28, 2025

25-0810

Item 8: Authorize Supplemental Agreement No. 1 to the professional engineering services contract with Lockwood, Andrews & Newnam, Inc. (Engineer), to provide additional services required for engineering evaluations, preliminary design, development of construction plans and specifications, bid phase services, construction administration and start-up services associated with non-potable water system improvements at the Central Wastewater Treatment Plant - Not to exceed \$1,109,430.00, from \$3,397,000.00 to \$4,506,430.00 - Financing: Wastewater Capital Improvement F Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 28, 2025

25-0811

Item 9: Authorize Supplemental Agreement No. 2 to the professional services contract with Gresham Smith, for additional engineering services associated with the Lower East Bank Interceptor - Not to exceed \$1,537,899.00, from \$2,527,984.50 to \$4,065,883.50 - Financing: Wastewater Capital Improvement G Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 28, 2025

25-0812

Item 10: Authorize **(1)** a construction services contract for the demolition, removal, reconstruction, realignment, and rehabilitation of Taxiway Charlie, and for connection taxiways services for the Taxiway Charlie Phase 2 Reconstruction Project at Dallas Love Field; ~~(2) an increase in appropriations in an amount not to exceed \$15,151,277.00 in the Aviation AIP Grant Fund;~~ **(2)** an increase in appropriations in an amount not to exceed \$2,317,870.86 in the Aviation Construction Fund; and **(3)** an increase in appropriations in an amount not to exceed \$ 18,218,232.00 ~~2,873,311.00~~ in the Aviation Passenger Facility Charge - Near Term Projects Fund - Flatiron Dragados Constructors, Inc., lowest responsible bidder of three - Not to exceed of \$20,536,102.86 - Financing: Aviation Passenger Facility Charge - Near Term Projects Fund (\$18,218,232.00 ~~3,066,955.00~~) and Aviation Construction Fund (\$2,317,870.86) ~~and Aviation AIP Grant Fund (\$15,151,277.00) (see fiscal information)~~

Corrected

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 28, 2025

25-0813

Item 11: Authorize ~~the Department of Aviation through the City of Dallas to~~ (1) ~~adopt~~ a twelve-year use and lease agreement with Southwest Airlines Co. for 18 of the 20 aeronautical gates at Dallas Love Field, commencing on October 1, 2028 ~~until~~ and terminating on September 30, 2040; (2) the City Manager to set forth the terms for an airline/airport project agreement for the Love Field Expansion Airport Program (LEAP) of 2025-2035, which includes approval of a capital development program and significant infrastructure enhancements to the airport over the next ten years; and (3) the City Manager to ~~the~~ ~~creation of~~ the LEAP Advisory Council to oversee and execute the Capital Development Project funding for general aviation revenue bonds - ~~Financing No cost consideration to the City~~ Estimated Revenue: Aviation Operation Fund \$5,000,000,000.00 (over 12 years)

Corrected

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 28, 2025

25-0814

Item 12: Approve a resolution to allow for ~~Authorize~~ the submission, ~~negotiation, and execution of a State Infrastructure Bank Loan Agreement~~ of an application to the Texas Department of Transportation for a loan and repayable reimbursement grant in the amount of ~~\$90,000,000.00~~ consisting of a \$47,000,000.00 loan; and ~~one reimbursement request in an amount of \$43,000,000.00~~ repayable reimbursement, to fund transit-oriented related costs for the Kay Bailey Hutchison Convention Center Dallas Master Plan, and all other required documentation to effectuate the city's intent to borrow such funds - ~~Not to exceed \$47,000,000.00~~—Financing: No cost consideration to the City ~~Venue Project Fund; Estimated Revenue: \$43,000,000.00~~

Corrected

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

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

Councilmember Moreno moved to adopt the item.

Motion seconded by Councilmember Gracey.

After discussion, Mayor Johnson called a vote and declared the item adopted on a divided vote with Councilmember Mendelsohn voting "No." (West, Arnold absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 28, 2025

25-0815

Item 13: Authorize a Construction Manager at Risk Agreement with Beck Azteca a joint venture, best value proposer of two, for pre-construction and construction services for the Kay Bailey Hutchison Convention Center Dallas Master Plan renovation and reconstruction of the Dallas Memorial Auditorium (Arena) - Component Three to provide for **(1)** pre-construction services for the Project for a fee in the amount not to exceed \$519,755.00; **(2)** construction management services at a rate of three and eighty-five hundredths percent (3.85%) of the cost of work included as part of the total guaranteed maximum price within the total project construction budget of \$200 million; and **(3)** an increase of appropriations in an amount not to exceed \$519,755.00 in the Convention Center Construction Fund - Not to exceed \$519,755.00 - Financing: Convention Center Construction Fund

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

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

Councilmember Moreno 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

MAY 28, 2025

25-0816

Item 14: ~~Authorize a work order under the existing Job Order Contract, previously approved on November 13, 2024 by Council Resolution No. 24-1627, for construction services with Phoenix I Restoration and Construction, Ltd. at The Women's Museum located at 3800 Parry Ave, Dallas, TX 75210 for work associated with the temporary relocation of The Black Academy of Arts and Letters to facilitate construction and renovation of Component 4 of the Kay Bailey Hutchison Convention Center Master Plan -- Not to exceed \$5,913,458.00 -- Financing -- Convention Center Construction Fund~~

Deleted

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 28, 2025

25-0817

Item 15: Authorize **(1)** a Supplemental Agreement No. 1 to the professional services contract with M. Arthur Gensler, Jr. & Associates, Inc. dba Gensler for additional ~~sevis~~ associated with architectural and engineering design services for the Dallas Memorial Arena Practice Facility at an offsite location; and **(2)** an increase appropriations in an amount not to exceed \$5,501,967.00 in the Convention Center Construction Fund - Not to exceed \$5,501,967.00, from \$25,137,244.00 to \$30,639,211.00 - Financing: Convention Center Construction Fund

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

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

Councilmember Narvaez moved to adopt the item.

Motion seconded by Councilmember West.

Councilmember Schultz moved a subsidiary motion to defer the item to the June 11, 2025 voting agenda meeting of the city council.

Subsidiary motion seconded by Councilmember Ridley.

After discussion, Councilmember Mendelsohn requested a record vote.

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

Voting Yes: [6] Moreno, Blackmon, Stewart, Schultz,
Mendelsohn, Ridley

Voting No: [9] Johnson, Atkins, Bazaldua, West, Gracey,
Arnold, Resendez, Narvaez, Willis

The city secretary declared the subsidiary motion failed.

After further discussion, Mayor Johnson called a record vote on Councilmember Narvaez's original motion:

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

Voting No: [3] Moreno, Mendelsohn, Ridley

The city secretary declared the item adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 28, 2025

25-0818

Item 16: A resolution **(1)** declaring approximately 52,443 square feet of improved land unwanted and unneeded, located near the intersection of Belleview Street and Botham Jean Boulevard, and authorizing its advertisement for sale by public auction or through a real estate brokerage service; **(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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 28, 2025

25-0819

Item 17: A resolution authorizing the conveyance of a water easement containing approximately 3,537 square feet of land to Blackland Water Supply Corporation for the construction, maintenance, and use of water facilities over and across City-owned land located in Kaufman County - Revenue: General Fund \$10,200.00

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 28, 2025

25-0820

Item 18: An ordinance abandoning a portion of a utility easement to Brixmor Holdings 12 SPE, LLC, the abutting owner, containing approximately 859 square feet of land, located near the intersection of Llewellyn Avenue and Brockbank Drive - Revenue: General Fund \$11,150.00, plus the \$20.00 ordinance publication fee

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 33117

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 28, 2025

25-0821

Item 19: An ordinance abandoning two alley sight easements to SCP/OI Good Latimer OZ Owner, LLC, the abutting owner, containing a total of approximately 224 square feet of land, located near the intersection of Good Latimer Expressway and Dawson Street; and authorizing the quitclaim - Revenue: General Fund \$11,150.00, plus the \$20.00 ordinance publication fee

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 33118

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 28, 2025

25-0822

Item 20: An ordinance granting a private license to Dallas Independent School District, for the use of a total of approximately 111 square feet of land to occupy, maintain and utilize twelve pedestrian light fixtures on portions of Keats Drive and Illinois Avenue rights-of-way located near its intersection with Keats Drive and Illinois Avenue - Revenue: General Fund \$200.00 one-time fee, plus the \$20.00 ordinance publication fee

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 33119

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 28, 2025

25-0823

Item 21: Authorize **(1)** the approval of the City Council of the City of Dallas, acting as the applicable elected representative as defined by Section 147(f)(2)(E) of the Internal Revenue Code of 1986, as amended (Code), of the issuance of multifamily residential mortgage revenue bonds (Bonds) by the City of Dallas Housing Finance Corporation (DHFC or Issuer) in one or more series of tax-exempt bonds in an amount not to exceed \$35,000,000.00; proceeds of the Bonds will be loaned to Generation Housing Partners, LLC or its affiliate, TX Illinois 2024, Ltd., (collectively referred to as the Borrower) to finance a portion of the cost of the construction of units for an affordable multifamily complex to be known as HiLine at Illinois (Project) on real property located at 4710 West Illinois Avenue, Dallas, Texas 75211 (Property); **(2)** the approval of the application of the Texas Housing Finance Corporations Act, Chapter 394, Local Government Code (Act), to the Property and the use of proceeds of the Bonds issued by the DHFC pursuant to the Act to finance and construct the Project; **(3)** the City Manager to negotiate and execute a development loan agreement and security documents with the DHFC or affiliate(s) thereof in an amount not to exceed \$3,970,000.00 in Community Development Block Grant (CDBG) Funds to purchase and own the Property; ~~and~~ **(4)** the City Manager to negotiate and execute a development loan agreement and security documents with the Borrower in an amount not to exceed \$2,980,000.00 in HOME Investment Partnership Program (HOME) Funds and \$3,970,000.00 in CDBG Funds in the form of a loan assigned by an affiliate of the DHFC (the total award not to exceed \$6,950,000.00), conditioned upon Borrower, or the entity named by the award, receiving 2023 4% Housing Tax Credit award or other funding source subject to approval of the City for the development of the Project; and **(5)** pursuant to the City's rights under DHFC bylaws, approve the DHFC to acquire through its affiliate, the Property and to enter into a long-term ground lease with Borrower for the lease of the Property, pursuant to 24 CFR 570.201(a) and (b), and development of the Project, subject to compliance with all funding source requirements - Not to exceed \$6,950,000.00 - Financing: HOME Funds (\$2,980,000.00), and Community Development Block Grant Funds (\$3,970,000.00) Fund \$200.00 one-time fee, plus the \$20.00 ordinance publication fee

Corrected

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 28, 2025

25-0824

Item 22: Authorize **(1)** the approval of the City Council of the City of Dallas, to act as the applicable elected representative, as defined by Section 147(f)(2)(E) of the Internal Revenue Code of 1986, as amended (Code), of the issuance of multifamily residential mortgage revenue bonds (Bonds) issued by the City of Dallas Housing Finance Corporation (DHFC or Issuer) in one or more series of tax-exempt bonds in an amount not to exceed \$50,000,000.00; proceeds of the Bonds will be loaned to Palladium USA, Inc. to finance a portion of the cost of the renovation of units for an affordable multifamily complex to be known as Palladium Buckner Station located at 8008 Elam Road, Dallas, Texas 75217 (Development); and **(2)** the approval of the application of the Texas Housing Finance Corporations Act, Chapter 394, Local Government Code (Act), to the property on which the Development will be constructed and the use of proceeds of the bonds issued by the DHFC pursuant to the Act to finance and construct the Development; a public hearing with respect to the Bonds and the Development was held on April 7, 2025 after reasonable public notice was published in a newspaper of general circulation in the City of Dallas all in compliance with Section 147(f) of the Code - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 28, 2025

25-0825

Item 23: Authorize the City Manager to negotiate and execute a conditional grant agreement and security documents with Caroline Dallas Tenant, LP, an affiliate of Ojala Partners, LP (together, the Applicant) in an amount not to exceed \$2,000,000.00 in 2024 General Obligation Bond Funds (Proposition H: Housing Infrastructure Bond) in consideration of The Caroline, a 344-unit mixed-income workforce development (Project) on property located at 1400 West Commerce Street, Dallas, Texas 75208 and to assist with the extraordinary cost of required on-site, off-site wastewater infrastructure, and streetscape improvements for the Project - Not to exceed \$2,000,000.00 - Financing: Housing Infrastructure Bond (H) Fund (2024 General Obligation Bond Fund)

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

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

Councilmember West moved to adopt the item.

Motion seconded by Councilmember Blackmon.

After discussion, 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

MAY 28, 2025

25-0826

Item 24: A resolution authorizing the adoption of the update to the Dallas Bike Plan - Financing: This action has no cost consideration to the City (see Fiscal Information for future costs)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 28, 2025

25-0827

Item 25: Authorize a three-year cooperative purchasing service price agreement for maintenance and repairs to pedestrian and roadway lighting for the Department of Transportation and Public Works with Highway Intelligent Traffic Solutions, LLC through an interlocal agreement with the State of Texas - Estimated amount of \$9,780,535.68 - Financing: General Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 28, 2025

25-0828

Item 26: Authorize the **(1)** acceptance of a grant from the State of Texas through the Texas Department of Transportation (TxDOT) for the Regional Toll Revenue (RTR) State Highway (SH) 121 toll project (Agreement No. CSJ 0918-00-407) in the amount of \$4,630,909.00 as State contribution from the SH 121 Subaccount toward the total project cost of \$5,788,636.00, which includes \$1,157,727.00 as local participation for a traffic signal construction project to construct 12 traffic signals at various locations in the city of Dallas (list attached to Agenda Information Sheet) for the period from execution of the agreement through April 30, 2028; **(2)** establishment of appropriations in the amount of \$4,630,909.00 in the TxDOT Dallas Traffic Signals 12 Locations Grant Fund; **(3)** receipt and deposit of funds in the amount of \$4,630,909.00 in the TxDOT Dallas Traffic Signals 12 Locations Grant Fund; **(4)** required local match in the amount of \$1,157,727.00; and **(5)** execution of the Advance Funding Agreement with TxDOT and all terms, conditions, and documents required by the agreement - Total amount of \$5,788,636.00 - Financing: TxDOT Dallas Traffic Signals 12 Locations Grant Fund (\$4,630,909.00) and Street and Transportation (A) Fund (2017 General Obligation Bond Fund) (\$1,157,727.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 28, 2025

25-0829

Item 27: Authorize the **(1)** rejection of all bids received for solicitation CIZ24-TRN-3131 - Pearl Street Intersection Improvements; **(2)** modification of the engineered plan set and bid items; and **(3)** re-advertisement for new bids for the modified project - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 28, 2025

25-0830

Item 28: Authorize a construction services contract for the Dallas Area Rapid Transit (DART) Signals Group 4A Project to reconstruct two traffic signals at the intersections of Abrams Road at Flickering Shadow Drive and Park Lane at Caruth Plaza Driveway - Road Solutions, LLC, lowest responsible bidder of three - Not to exceed \$1,147,302.32 - Financing: DART Transportation Projects Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 28, 2025

25-0831

Item 29: Authorize a construction services contract for the Dallas Area Rapid Transit (DART) Signals Group 4B Project to reconstruct two traffic signals at the intersections of Brookriver Drive at West Mockingbird Lane and Ferguson Road at Millmar Drive - Roadway Solutions, Inc., lowest responsible bidder of three - Not to exceed \$944,907.50 - Financing: DART Transportation Projects Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 28, 2025

25-0832

Item 30: Authorize a professional engineering services contract with Gresham Smith, most highly qualified proposer of two, to provide engineering services for Phase I of the Jefferson Boulevard Viaduct Modification and Realignment project to support the demolition of a portion of the Kay Bailey Hutchison Convention Center Dallas (KBHCCD) over Lamar Street and the demolition of the Jefferson Boulevard Viaduct/South Market Street bridge including associated work with the KBHCCD - Not to exceed \$3,356,179.88 - Financing: Convention Center Construction Fund

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

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

Councilmember Moreno moved to adopt the item.

Motion seconded by Councilmember West.

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

MAY 28, 2025

25-0833

Item 31: Authorize a construction services contract for the Dallas Area Rapid Transit (DART) Signals Group 5A Project to reconstruct two traffic signals at the intersections of West Camp Wisdom Road at Greenspan Avenue and Bonnie View Road at Corrigan Drive/Stag Road - EAR Telecommunications, LLC DBA: EARTC, lowest responsible bidder of four - Not to exceed \$891,084.00 - Financing: DART Transportation Projects Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 28, 2025

25-0834

Item 32: Authorize a construction services contract for the Dallas Area Rapid Transit (DART) Signals Group 5B Project to reconstruct two traffic signals at the intersections of Millmar Drive at Peavy Road and Hillburn Drive at Lake June Road - EAR Telecommunications, LLC DBA: EARTC, lowest responsible bidder of four - Not to exceed \$897,802.00 - Financing: DART Transportation Projects Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 28, 2025

25-0835

Item 33: Authorize a contract in support of Artist's Design Anaisa Franco Nascimento d/b/a Anaisa Franco Studio, LLC for 6805 Patrol Way, Dallas, Texas 75241 - Not to exceed \$300,000.00 - Financing: ~~Public Works Art Bond Funds~~ Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund) (\$181,000.00) and Flood Protection and Storm Drainage Facilities Fund (2006 General Obligation Bond Fund) (\$119,000.00)

Corrected

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 28, 2025

25-0836

Item 34: Authorize the [\(1\)](#) acceptance of a grant from the Bill & Melinda Gates Foundation through the Massachusetts Institute of Technology (MIT) Subaward Agreement No. S6566, in the amount of \$50,000.00 for the J-PAL North America's LEVER Evaluation design for the Digital Navigators Program for the period of September 1, 2024 through August 31; [\(2\) establishment of appropriations in an amount not to exceed \\$50,000.00 in J-PAL North America's LEVER Evaluation Incubator Grant Fund](#); [\(3\) receipt and deposit of funds in an amount not to exceed \\$50,000.00 in J-PAL North America's LEVER Evaluation Incubator Grant Fund](#); and [\(4\)](#) execute the grant sub agreement and all terms, conditions and documents required by the grant sub agreement, approved as to form by the City Attorney - Not to exceed \$50,000.00 - Financing: J-PAL North America's LEVER Evaluation Incubator Grant Fund

Corrected

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 28, 2025

25-0837

Item 35: Authorize **(1)** a real property tax abatement agreement and all necessary documents with CP Land Owner, LLC and/or affiliate (“Cityplace Phase 1 Owner”) for a period of ten years in an amount equal to the City’s taxes assessed on ninety percent of the added taxable value to the real property resulting from and in consideration of Cityplace Phase 1 Owner’s real property investment in and delivery of Phase 1: The Apron (“Cityplace Phase 1 Project”) on approximately 5.3 acres of unimproved land addressed as 2711 North Haskell in the City of Dallas Neighborhood Empowerment Zone Number 21 (“NEZ No. 21”); **(2)** a real property tax abatement agreement and all other necessary documents with CP Tower Owner, LLC and/or affiliate (“Cityplace Phase 2A Owner”) for a period of ten years in an amount equal to the City’s taxes assessed on ninety percent of the added taxable value to the real property resulting from and in consideration of Cityplace Phase 2A Owner’s real property investment in and delivery of Phase 2A: The Tower (“Cityplace Phase 2A Project”) on approximately 3.3 acres of improved land addressed as 2711 North Haskell in the City of Dallas NEZ No. 21; **(3)** a real property tax abatement agreement and all other necessary documents with CP Tower Owner, LLC and/or affiliate (“Cityplace Phase 2B Owner”) for a period of ten years in an amount equal to the City’s taxes assessed on ninety percent of the added taxable value to the real property resulting from and in consideration of the Cityplace Phase 2B Owner’s real property investment in and delivery of Phase 2B: The Tower (“Cityplace Phase 2B Project”) on approximately 3.3 acres of improved land addressed as 2711 North Haskell in the City of Dallas NEZ No. 21; and **(4)** a real property tax abatement agreement and all other necessary documents with CP Tower Owner, LLC and/or affiliate (“Cityplace Phase 2C Owner”) for a period of ten years in an amount equal to the City’s taxes assessed on ninety percent of the added taxable value to the real property resulting from and in consideration of the Cityplace Phase 2C Owner’s real property investment in and delivery of Phase 2C: The Tower (“Cityplace Phase 2C Project”) on approximately 3.3 acres of improved land addressed as 2711 North Haskell in the City of Dallas NEZ No. 21, in accordance with the City’s Economic Development Incentive Policy - Estimated Forgone Revenue: \$13,849,498.00, over a ten-year period (all four phases)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 28, 2025

25-0838

Item 36: ~~Authorize amendment of the tax increment financing (“TIF”) development agreement (“Agreement”) previously authorized by the City Council on September 23, 2020 by Resolution No. 20-1480 between the City of Dallas (“City”) and Villas at WH 20, LP and its affiliate Villas Development Corporation (collectively, “Owner/Developer”) and the associated deed restrictions recorded on February 28, 2024 under Clerk’s File No. 202400040173 (“Deed Restrictions”) to (1) allow the City to subordinate the Deed Restrictions to the lien of a permanent financing loan to be between Fannie Mae (“Lender”) and Owner/Developer; and in consideration; and (2) accept the execution of a limited recapture guaranty (“Recapture Guaranty”) by Villas at WH 20, LP and Villas at WH 20 GP, LLC, approved as to form by the City Attorney in favor of the City, to facilitate the permanent financing loan to be provided by Fannie Mae for the mixed income apartment development commonly known as Mariposa at Western Heights, formerly known as the Villas at Western Heights (“Project”), addressed as 1641 North Windomere in Tax Increment Reinvestment Zone Number Fifteen (“Fort Worth Avenue TIF District”) Financing: No cost consideration to the City~~

Deleted

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 28, 2025

25-0839

Item 37: Authorize a three-year master agreement for the purchase of plumbing pipes, fittings, fixtures, trims, and parts for the Dallas Water Utilities Department - Core & Main LP dba Green Equipment Company in the estimated amount of \$781,227.70 and Eastern Plumbing Supply, LLC in the estimated amount of \$6,550.00, lowest responsible bidders of two - Total estimated amount of \$787,777.70 - Financing: Dallas Water Utilities Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 28, 2025

25-0840

Item 38: Authorize an eighteen-month service contract for the administration of the Dallas Accelerator Program for the Office of Procurement Services - Greater Dallas Hispanic Chamber of Commerce in the amount of \$603,683.00 and Dallas Fort Worth Minority Supplier Development Council, Inc. in the amount of \$356,828.00, most advantageous proposers of eleven - Total not to exceed \$960,511.00 - Financing: General Fund (\$500,000.00) and ARPA Redevelopment Fund (\$460,511.00) (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 28, 2025

25-0841

Item 39: Authorize a five-year service contract, with two one-year renewal options, for a noise consultant to support the Dallas Airport System for the Department of Aviation - Harris Miller Miller & Hanson, Inc., most advantageous proposer of three - Not to exceed \$1,008,650.00 - Financing: Aviation Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 28, 2025

25-0842

Item 40: Authorize a two-year service price agreement for temporary industrial and day labor for citywide use with Smith Temporaries, Inc. dba CornerStone Staffing through an interlocal agreement with the City of Arlington - Estimated amount of \$8,000,000.00 - Financing: General Fund (\$5,454,356.94), Dallas Water Utilities Fund (\$1,221,648.86), Equipment and Fleet Management Fund (\$968,194.85), Aviation Fund (\$163,595.25), Bond Program Administration Fund (\$140,204.10), and Stormwater Drainage Management Fund (\$52,000.00) (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 28, 2025

25-0843

Item 41: Authorize a three-year service price agreement for janitorial services for aquatic spraygrounds for the Park & Recreation Department - Andrews Building Service, Inc., most advantageous proposer of nine - Estimated amount of \$496,470.65 - Financing: General Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 28, 2025

25-0844

Item 42: Authorize a five-year service price agreement for hydraulic cylinder, pump, and valve repairs for citywide use - FLR Solutions, LLC and Texan Waste Equipment, Inc. dba Heil of Texas, lowest responsible bidders of three - Total estimated amount of \$321,343.30 - Financing: General Fund (\$16,067.17), Equipment and Fleet Management Fund (\$202,446.27), Dallas Water Utilities Fund (\$96,402.99), and Sanitation Operation Fund (\$6,426.87) (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 28, 2025

25-0845

Item 43: Authorize the purchase of electric bicycles for the Dallas Police Department Bike Unit - American Bike Patrol Services, lowest responsible bidder of five - Not to exceed \$159,999.60 - Financing: 2023 Homeland Security-Urban Area Security Initiative 24-26 Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 28, 2025

25-0846

Item 44: ~~Authorize Supplemental Agreement No. 6 to increase the service contract with Tyler Technologies, Inc. for ongoing maintenance and support for the daily operations of the court case management system. Not to exceed \$2,950,523.00, from \$4,120,484.00 to \$7,071,007.00. Financing: Data Services Fund (subject to annual appropriations)~~

Deleted

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 28, 2025

25-0847

Item 45: Authorize a resolution in support of an application for the Texas Department of Transportation 2025 Transportation Alternatives Set-Aside Program Call for Projects to be submitted by Dallas Area Rapid Transit for the Cotton Belt Trail - 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

MAY 28, 2025

25-0848

Item 46: Authorize a three-year Interlocal Agreement between City of Dallas and Grand Prairie Independent School District for the purpose of providing transportation services - Not to exceed \$810,000.00 - Financing: General Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 28, 2025

25-0849

Item 47: Authorize a professional services contract with Brown Reynolds Watford Architects, Inc. for architectural and engineering services for the schematic design, design development, construction documents, bidding and negotiation, and construction administration for the renovation of two recreation center facilities: Arcadia Recreation Center located at 5420 Arcadia Drive and Eloise Lundy Recreation Center located at 1228 Reverend CBT Smith Street - Total not to exceed \$223,197.00 - Financing: Park and Recreation Facilities (B) Fund (2024 General Obligation Bond Fund)

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

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

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

Councilmember Schultz moved to adopt the item.

Motion seconded by Mayor Pro Tem Atkins.

After discussion, Mayor Johnson called a vote and declared the item adopted. (Blackmon abstain)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 28, 2025

25-0850

Item 48: 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 West moved to appoint the following:

- Sergio Ortega, previous military service, to the Veteran Affairs Commission.

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

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

25-5853 VAC VETERAN AFFAIRS COMMISSION

Note: In accordance with Section 12A-19(G)(ii) of the Dallas City Code, the city secretary announced the following names of the board members who had failed to submit their financial disclosure reports:

Arturo Flores, Building Inspection Advisory Board
Stephen Tordella, Building Inspection Advisory Board
Patty Collins, Housing Finance Corporation Board
Calvert Collins-Bratton, Park and Recreation Board
Peter Han, Reinvestment Zone Eight (Design District)
Anthony Waldrop, Reinvestment Zone Nine (Vickery Meadow)
Crystal Gonzalez, Reinvestment Zone Seventeen (TOD)
Larry McGregor, Trinity River West MMD

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 28, 2025

25-0851

Item 49: Consideration of appointment to the Dallas Area Rapid Transit Board of Directors for Positions 03, 04, 05, 06, 07, and 08 (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 individuals to the Dallas Area Rapid Transit (DART) Board of Directors to fill one of the six available Positions 03, 04, 05, 06, 07, and 08; which will be assigned by the City Secretary. The term of each position will begin July 1, 2025 and expire June 30, 2027.

:

- Randall Bryant
- Patrick Kennedy
- Michele Wong Krause
- Roy Lopez
- Enrique MacGregor
- Maurice West

Motion seconded by Councilmember Blackmon.

After discussion, Mayor Johnson called a vote and declared the individuals appointed. (Arnold absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 28, 2025

25-0852

Item 50: Authorize the endorsement of Deputy Mayor Pro Tem Adam Bazaldua as the City's candidate for the 2026 National League of Cities Board of Directors
- Financing: No cost consideration to the City

Mayor Pro Tem Atkins moved to adopt the item.

Motion seconded by Councilmember Narvaez and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 28, 2025

25-0853

CLOSED SESSION

Item 51: **Attorney Briefing (Sec. 551.071 T.O.M.A.)**

Seeking the advice of the City Attorney regarding:

- a demand letter about Police Officer Darron Burks.

Item 52: **Personnel (Sec. 551.074 T.O.M.A.)**

Deliberate the qualifications of candidates for the inspector general position provided by MGT Consulting Group.

At 12:17 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:

- a demand letter about Police Officer Darron Burks.

Item 52: **Personnel (Sec. 551.074 T.O.M.A.)**

Deliberate the qualifications of candidates for the inspector general position provided by MGT Consulting Group.

The closed session ended and reconvened to open session at 1:42 p.m. No other matters were discussed during the closed session.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 28, 2025

25-0854

Item 53: Receive the report of the Ad Hoc City Council Canvassing Committee and adopt a resolution and order accepting the canvassing committee's report declaring the amended results of the Saturday, May 3, 2025 general election for Place 6 based on the manual recount, per Texas Election Code 213.033 - Financing: No cost consideration to the City

Councilmember Moreno moved to adopt the resolution and order accepting the canvassing committee's report declaring the amended results of the Saturday, May 3, 2025, general election for Place 6 based on the manual recount.

Motion seconded Councilmember Narvaez.

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

*Note: Councilmember Narvaez read into the record the canvassing order as follows:

TO THE HONORABLE MAYOR AND CITY COUNCIL:

We, the undersigned, your committee of the city council appointed on February 26, 2025, to canvass the returns of the runoff election held in the city of Dallas on Saturday, May 3, 2025, for the purpose of electing 14 members of the city council of the City of Dallas, hereby report that we have carefully canvassed the returns of the recount for Place 6, and we submit the tabulated statement of the votes received by the respective candidates, attached hereto as Exhibit A.

On the basis of the statement of the returns of the recount, it appears that candidates received the following number of votes:

	<u>Recount</u>	<u>Original</u>
David Blewett	106	106
Monica R. Alonzo	533	535
Gabriel Kissinger	23	23
Tony Carrillo	21	21
Laura Cadena	1,066	1,065
Machelle Wells	200	201
Nicolas "Nico" Quintanilla	21	21
Linus Spiller	138	137
Write-In Candidate	3	3

It appears that Laura Cadena, candidate for Place 6; received a majority of the votes cast at the election in the respective place.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 28, 2025

25-0855

Item 54: A resolution **(1)** authorizing an increase in the joint election agreement and election services contract between the City of Dallas, Dallas County, and various other jurisdictions within Dallas County, for the conduct of a runoff election to be held Saturday, June 7, 2025; and **(2)** an increase in appropriations in an amount not to exceed \$412,936.00 in the City Secretary's Office from General Fund Contingency Reserve - Not to exceed \$412,935.50, from \$1,033,010.75 to \$1,445,946.25 - Financing: General Fund Contingency Reserve (see Fiscal Information)

Councilmember Blackmon moved to adopt the item.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 28, 2025

25-0856

CONSENT ZONING DOCKET

The consent zoning docket consisted of agenda items Z1 – Z7. Consent zoning agenda item Z1 was deleted.

Agenda item Z1: Zoning Case Z189-349(JP)
Agenda item Z2: Zoning Case Z223-244(LG)
Agenda item Z3: Zoning Case Z234-120(CR)
Agenda item Z4: Zoning Case Z234-121(CR)
Agenda item Z5: Zoning Case Z234-160(LG)
Agenda item Z6: Zoning Case Z245-125(LC)
Agenda item Z7: Zoning Case Z245-156(CC)

Agenda items Z3, Z4, 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 and Z5 were presented for consideration.

Agenda item Z2: Zoning Case Z223-244(LG)
Agenda item Z5: Zoning Case Z234-160(LG)

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 consent zoning docket:

Robert Reeves, 3807 Vinecrest Dr. [Agenda Item Z2]
Steven Dimitt, 1201 N. Riverfront Blvd. [Agenda Item Z5]
Timothy Dickey, 3134 Lockmoor Ln. [Agenda Item Z7]
Kathryn Guerra, 10456 Vinemont St. [Agenda Item Z7]

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

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 28, 2025

25-0857

Item Z1: Zoning Case Z189-349(JP) [Consent Zoning Docket]

~~A public hearing to receive comments regarding a City Plan Commission authorized hearing to determine the proper zoning for the area to include but not limited to use, development standards, and other appropriate regulations in an area generally along both sides of Hampton Road, between Wentworth Street to the north and Brandon Street to the south and along both sides of West Clarendon Drive, between the alley parallel to Hampton Road and Marlborough Avenue and containing approximately 35 acres and an ordinance granting the amendments and a resolution accepting the termination of deed restrictions (D.R. 190810)~~

~~Recommendation of Staff: Approval of a WMU 3 Walkable Urban Mixed Use District 3, approval of Shopfront Overlay on a portion; and approval of the termination of deed restrictions (D.R. 190810)~~

~~Recommendation of CPC: Approval of a WMU 3 Walkable Urban Mixed Use District 3, approval of a Shopfront Overlay on a portion and to rezone the parcel located at the northeast corner of the authorized area fronting the north side of 12th Street and the east side of Hampton Road to WMU 3 with a Shopfront Overlay; and approval of the termination of deed restrictions (D.R. 190810)~~

Deleted

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 28, 2025

25-0858

Item Z2: Zoning Case Z223-244(LG) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting an MU-1 Mixed Use District on property zoned R-7.5(A) Single Family District, on the north line of Grovecrest Drive, west of Conner Drive

Recommendation of Staff: Approval

Recommendation of CPC: Approval

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 33120

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 28, 2025

25-0859

Item Z3: Zoning Case Z234-120(CR) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for **(1)** an ordinance granting a new subdistrict on property zoned Subdistrict B within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District; and **(2)** and an ordinance granting a Specific Use Permit for a boutique hotel on the west line of North Zang Boulevard, between West Canty Street and West Neely Street

Recommendation of Staff: Approval of **(1)** a new subdistrict, subject to conditions; and **(2)** a Specific Use Permit for a four-year period, subject to a site plan and conditions

Recommendation of CPC: Approval of **(1)** a new subdistrict, subject to conditions; and **(2)** a Specific Use Permit for a four-year period, subject to a site plan and conditions

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

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

The following individuals addressed the city council on the item:

Pam Conley, 901 Madison Ave.
Audra Buckley, 1414 Belleview St.
Jim Klopchic, 720 Elsbeth St.
Laura Palmer, 111 N. Madison Ave.

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

Motion seconded by Councilmember Schultz.

After discussion, Councilmember West requested a record vote.

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

Voting Yes: [11] Atkins, Bazaldua, West, Moreno, Gracey,
Resendez, Narvaez, Blackmon, Stewart,
Schultz, Ridley

Voting No: [4] Johnson, Arnold, Mendelsohn, Willis

The city secretary declared the item adopted.

Assigned ORDINANCE NOS. 33121 AND 33122

OFFICE OF THE CITY SECRETARY

CITY OF DALLAS, TEXAS

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 28, 2025

25-0860

Item Z4: Zoning Case Z234-121(CR) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for **(1)** an ordinance granting a new subdistrict on property zoned Subdistrict 1 within Planned Development District No. 830, the Davis Street Special Purpose District; and **(2)** an ordinance granting a Specific Use Permit for a boutique hotel on the east line of North Bishop Avenue, between West Neely Street and West Davis Street

Recommendation of Staff: Approval of **(1)** a new subdistrict, subject to conditions; and **(2)** a Specific Use Permit for a four-year period, subject to a site plan and conditions

Recommendation of CPC: Approval of **(1)** a new subdistrict, subject to conditions; and **(2)** a Specific Use Permit for a four-year period, subject to a site plan and conditions

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

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

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

The following individuals addressed the city council on the item:

Pam Conley, 901 Madison Ave.
Laura Palmer, 111 N. Madison Ave.
Audra Buckley, 1414 Belleview St.
Jim Klopchic, 720 Elsbeth St.

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

Motion seconded by Councilmember Blackmon.

After discussion, Councilmember Mendelsohn requested a record vote.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

25-0860

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

Voting Yes: [7] Bazaldua, Gracey, Resendez, Blackmon,
Stewart, Schultz, Willis

Voting No: [6] Johnson, Moreno, Arnold, Narvaez,
Mendelsohn, Ridley

Absent When Vote Taken: [1] Atkins

Abstain: [1] West

The city secretary declared the item adopted.

Assigned ORDINANCE NOS. 33123 AND 33124

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 28, 2025

25-0861

Item Z5: Zoning Case Z234-260(LG) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 815, on the north line of Northwest Highway, between Inwood Road and Meadowbrook Drive

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

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

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 33125

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 28, 2025

25-0862

Item Z6: Zoning Case Z245-125(LC) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a vehicle display, sales and service use on property zoned Subarea 2, within Planned Development District No. 366, the Buckner Boulevard Special Purpose District with a D-1 Dry Liquor Control Overlay, on the west line of Conner Drive, south of Bruton Road

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

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

Councilmember Resendez 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 Resendez moved to continue the public hearing and defer the item to the June 11, 2025 voting agenda meeting of the city council.

Motion seconded by Deputy Mayor Pro Tem Bazaldua and unanimously deferred. (Atkins absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 28, 2025

25-0863

Item Z7: Zoning Case Z245-156(CC) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1653 for a potentially incompatible industrial (outside) use limited to wood or lumber processing on property zoned an IM Industrial Manufacturing District with existing deed restrictions [Z056-308], on the north side of Manana Drive, east of Spangler Road

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

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

Councilmember Narvaez 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 Narvaez moved to continue the public hearing and defer the item until the June 11, 2025 voting agenda meeting of the city council.

Motion seconded by Councilmember Blackmon and unanimously deferred. (Atkins, Resendez absent when vote taken)

Later in the meeting, Councilmember Narvaez moved to reconsider the item.

Motion to reconsider seconded by Councilmember Blackmon and unanimously adopted.

Councilmember Narvaez moved to close the public hearing and deny the item without prejudice.

Motion seconded by Councilmember Mendelsohn and unanimously denied without prejudice. (Johnson, Arnold absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 28, 2025

25-0864

ZONING CASES - UNDER ADVISEMENT – INDIVIDUAL

Item Z8: Zoning Case Z234-328(TB)

A public hearing to receive comments regarding an application for (1) an IM Industrial Manufacturing District; and (2) a Specific Use Permit for a potentially incompatible industrial (outside) use, limited to asphalt or concrete batching on property zoned IR Industrial Research District, on northeast corner of Spangler Road and Mañana Drive

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

Recommendation of CPC: Denial

Note: This item was deferred by City Council at the public hearing on April 9, 2025, and on May 14, 2025, and is scheduled for consideration on May 28, 2025.

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

The following individuals addressed the city council on the item:

Kathryn Guerra, 10456 Vinemont St.
Timothy Dickey, 3134 Lockmoor St.
Joshua Menhennett, 3636 McKinney Ave. (Visual Presentation)
Daniel Hunt, 3700 Euclid Ave., representing FC Dallas
John Martinez, 22210 W. Illinois Ave., representing Reginal Hispanic Contractors Assoc.
Willis Johnson, 1001 Belleview St.
BJ Johnson, 1313 Maverick Dr., Mansfield, TX, representing J Imperium
Brenea Proctor, 2627 Martin Luther King Jr. Blvd.
Ronnie Mestas, 3215 Rutz St.
Rudy Karimi, 6214 Goliad Ave.
John Wiley Price, 510 E. 5th St.

Deputy Mayor Pro Tem Bazaldua moved to close the public hearing, accept the recommendation of staff with the following changes to the SUP [Specific Use Permit] conditions:

- The SUP is approved for a three-year period with no automatic renewals.
- In the buffer yard, one large live oak tree with a height greater than 12 feet must be provided for every 40 linear feet of street frontage arranged in double staggered rows. These trees must be placed on the outer line of the property fence and may not be placed closer than 30 feet apart.

- Materials stored outside must be located in bins that are screened on three sides by 12-foot-high screening walls.
- A minimum 12-foot-tall screening fence must be provided along the entire perimeter of the site. The fence must either be solid or have screening elements, such as slats or mesh, to screen the interior of the property. Screening at Spangler Road and Mañana Drive must be placed directly adjacent to the existing pavement.
- Maximum stockpile height for materials in the sand/gravel stockpile area is eight feet.

Motion seconded by Councilmember Blackmon.

During discussion, Councilmember Mendelsohn requested a record vote.

Councilmember Gracey moved a subsidiary motion to accept the recommendation of staff with the following change to the SUP conditions:

- The SUP is approved for a five-year period with no automatic renewals

Subsidiary motion seconded by Councilmember Arnold.

During further discussion, Councilmember Gracey amended his subsidiary motion to accept the recommendation of staff with the following change to SUP conditions:

- The SUP is approved for a five-year period with no automatic renewals.
- In the buffer yard, one large live oak tree with a height greater than 12 feet must be provided for every 40 linear feet of street frontage arranged in double staggered rows. These trees must be placed on the outer line of the property fence and may not be placed closer than 30 feet apart.
- Materials stored outside must be located in bins that are screened on three sides by 12-foot-high screening walls.
- A minimum 12-foot-tall screening fence must be provided along the entire perimeter of the site. The fence must either be solid or have screening elements, such as slats or mesh, to screen the interior of the property. Screening at Spangler Road and Mañana Drive must be placed directly adjacent to the existing pavement.
- Maximum stockpile height for materials in the sand/gravel stockpile area is eight feet.

Subsidiary motion seconded by Councilmember Schultz.

Councilmember Mendelsohn requested a record vote.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

25-0864

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Mayor Johnson called a record vote on Councilmember Gracey's amended subsidiary motion:

Voting Yes: [9] Atkins, Bazaldua, Moreno, Gracey, Arnold,
Blackmon, Stewart, Schultz, Willis

Voting No: [6] Johnson, West, Resendez, Narvaez,
Mendelsohn, Ridley

The city secretary declared the amended subsidiary motion adopted.

During further discussion, Councilmember Gracey withdraw his amended subsidiary motion.

Councilmember Mendelsohn requested a record vote.

Mayor Johnson called a record vote on Councilmember Gracey's withdraw of his amended subsidiary motion:

Voting Yes: [15] Johnson, Atkins, Bazaldua, Moreno, Gracey,
Arnold, Blackmon, Stewart, Schultz, Willis

Voting No: [0]

The city secretary declared the amended subsidiary motion withdrawn.

After discussion, Councilmember Mendelsohn requested a record vote.

Mayor Johnson called a record vote on Deputy Mayor Pro Tem Bazaldua's original amended motion:

Voting Yes: [10] Atkins, Bazaldua, West, Moreno, Gracey,
Arnold, Blackmon, Stewart, Schultz, Willis

Voting No: [5] Johnson, Resendez, Narvaez, Mendelsohn,
Ridley

The city secretary declared the original amended motion failed.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 28, 2025

25-0865

ZONING CASES - UNDER ADVISEMENT – INDIVIDUAL

Item Z9: Zoning Case Z245-103(SM)

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

Recommendation of Staff: Approval

Recommendation of CPC: Approval

Note: This item was deferred by the City Council at the public hearing on March 26, 2025, and is scheduled for consideration on May 28, 2025.

No one addressed the city council on the item.

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

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

Assigned ORDINANCE NO. 33126

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 28, 2025

25-0866

MISCELLANEOUS HEARINGS

Item PH1: A public hearing to receive comments on the FY 2025-26 Operating, Capital, and Grant & Trust Budgets - Financing: No cost consideration to the City

No one addressed the city council on the item.

Councilmember Narvaez moved to close the public hearing.

Motion seconded by Councilmember Blackmon and unanimously closed. (Johnson, Gracey absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 28, 2025

25-0867

MISCELLANEOUS HEARINGS

Item PH2: A public hearing to receive comments on the Proposed FY 2025-26 HUD Consolidated Plan Budget for U.S. Department of Housing and Urban Development (HUD) Grant Funds - Financing: No cost consideration to the City

No one addressed the city council on the item.

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

Motion seconded by Deputy Mayor Pro Tem Bazaldua.

Councilmember Blackmon withdrew her motion; there was no objection voiced by the city council.

Councilmember Narvaez moved to close the public hearing.

Motion seconded by Councilmember Blackmon and unanimously closed. (Johnson, Arnold absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 28, 2025

25-0868

MISCELLANEOUS HEARINGS

Item PH3: A public hearing to receive comments regarding the South Dallas Fair Park Area Plan, an area generally bounded by Haskell Avenue to the north, the Southern Pacific Central Bypass Rail line to the east, Botham Jean Boulevard to the south, and the Gulf, Colorado and Santa Fe Rail line to the west and an ordinance adopting The South Dallas Fair Park Area Plan - Financing: No cost consideration to the City

No one addressed the city council on the item.

Deputy Mayor Pro Tem Bazaldua moved to continue the public hearing and defer the item to the June 25, 2025 voting agenda meeting of the city council.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 28, 2025

25-0869

MISCELLANEOUS HEARINGS

Item PH4: A public hearing 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 for the specified area of the District, to provide supplemental public services to be funded by assessments on real property and real property improvements in the District; and, at the close of the public hearing, authorize: **(1)** approval of a resolution renewing the District for a period of ten years, from 2026 to 2035; **(2)** approval of the District’s Service Plan for 2026-2035 to provide supplemental public services, to be funded by assessments on real property and real property improvements in the District; and **(3)** 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)

The following individual addressed the city council on the item:

Stephanie Keller, 6207 Bryan Pkwy., representing Deep Ellum Foundation

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

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 28, 2025

25-0870

MISCELLANEOUS HEARINGS

Item PH5: A public hearing 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 (“the Act”), for the specified area of the District, to provide supplemental public services to be funded by assessments on real property and real property improvements in the District; and, at the close of the public hearing, authorize: **(1)** approval of a resolution creating the District for a period of seven years, from 2026 to 2032; **(2)** approval of the District’s Service Plan for 2026-2032 to provide supplemental public services, to be funded by assessments on real property and real property improvements in the District; and **(3)** 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

The following individuals addressed the city council on the item:

Vikki Martin, 8230 Claremont Dr., representing Ferguson Road Initiative
Marcy Phillips, 642 Three Tree Ct., Grand Prairie, TX, representing Lone Star Credit Union
Nick Sieg, 7131 Twin Tree Ln., representing Casa Pacifica Apartment
Ann Bagley, 8139 Barbaree Blvd., representing Ferguson Road Initiative
Jackson Lane, 8414 Lakemont Dr., representing Sunbelt LLC
Gary Hasty, 2323 N. Houston St., representing Karrington Realty

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

Motion seconded by Councilmember West.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 28, 2025

25-0871

MISCELLANEOUS HEARINGS

Item PH6: A public hearing 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 assessments on real property and real property improvements in the District; and, at the close of the public hearing, authorize: **(1)** approval of a resolution renewing the District for a period of ten years, from 2026 to 2035; **(2)** 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 **(3)** 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)

The following individuals addressed the city council on the item:

Rob Walters, Not Provided, representing Klyde Warren Park
Larry McCoy, Not Provided, representing Klyde Warren Park
Lily Weiss, Not Provided, representing Klyde Warren Park

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

Motion seconded by Councilmember Narvaez

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

MAY 28, 2025

25-0872

MISCELLANEOUS HEARINGS

Item PH7: A public hearing 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 (“the Act”), for the specified area of the District, to provide supplemental public services to be funded by assessments on real property and real property improvements in the District; and, at the close of the public hearing, authorize: **(1)** approval of a resolution creating the District for a period of ten years, from 2026 to 2035; **(2)** approval of the District’s Service Plan for 2026-2035 to provide supplemental public services, to be funded by assessments on real property and real property improvements in the District; and **(3)** a management contract with Preferred Place, LLC, a Texas limited liability company as the management entity for the District - Financing: This action has no cost consideration to the City (see Fiscal Information)

The following individual addressed the city council on the item:

James Traylor, Not Provided, representing Advanced Asset Management

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

Motion seconded by Councilmember Schultz.

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

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, MAY 28, 2025

EXHIBIT C