

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, JUNE 11, 2025

25-0900

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

PRESENT: [15] Johnson, Atkins Bazaldua, West, Moreno, Arnold (*10:25 a.m.), Gracey, Resendez, Narvaez, Blackmon, Stewart, Schultz, Mendelsohn, Willis (*9:26 a.m., Ridley

ABSENT: [0]

The meeting was called to order at 9:25 a.m. with a quorum of the city council present.

The invocation was given by J.K. Hamilton 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 12:27 p.m. and reconvened to open session at 1:45 p.m.

The meeting recessed at 1:45 p.m. to closed session and reconvened to open session at 4:17 p.m.

The meeting recessed at 5:24 p.m. to closed session and reconvened to open session at 6:12 p.m.

After all business properly brought before the city council had been considered, the city council adjourned at 10:08 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**

OFFICE OF THE CITY SECRETARY

CITY OF DALLAS, TEXAS

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, JUNE 11, 2025

EXHIBIT A

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, JUNE 11, 2025

EXHIBIT B

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0901

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: Robert Ceccarelli, 1822 Young St.
SUBJECT: AT LAST boarding homes

SPEAKER: Laura Cadena, 1010 Singleton Blvd.
SUBJECT: Thank council member

SPEAKER: George Castro, 4323 Brown St.
SUBJECT: Thank council member

SPEAKER: Shatrenia Heiskell, 6612 Sebring Dr.
SUBJECT: Mother attacked at her home

SPEAKER: Debbie Solis, 2322 Kenesaw Dr.
SUBJECT: Farewell council member

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

Motion seconded by Councilmember Narvaez and unanimously adopted.

SPEAKER: Soraya Quiroga-Santos, 1920 Holcomb Rd.
SUBJECT: Council member's last day

SPEAKER: Mary Lou Paras, 2703 Kingston St.
SUBJECT: Farewell council member

SPEAKER: Norma Minnis, 6219 Prospect Ave
SUBJECT: Farewell council member

SPEAKER: Sharon Howard, 4116 Plum Leaf Ct.
SUBJECT: Goodbye council member

SPEAKER: Ronnie Mestas, 3215 Rutz St.
SUBJECT: Goodbye council member

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

25-0901

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OPEN MICROPHONE – BEGINNING OF MEETING:

(continued)

SPEAKER: Patricia Dunne, 4134 Park Ln.
SUBJECT: Residential building restriction

SPEAKER: Rachel Feig, 5733 Victor St.
SUBJECT: Multiple accidents into home off Abrams St.

SPEAKER: Anga L. Sanders, 3432 Spruce Valley Ln.
SUBJECT: 2929 S. Hampton

SPEAKER: Javier Olivarez, 9749 Kittyhawk Ln.
SUBJECT: Goodbye council member

SPEAKER: Adam Medrano, 2338 Douglas Ave.
SUBJECT: Thank you council member

OPEN MICROPHONE – END OF MEETING:

Deputy Mayor Pro Tem Bazaldua moved to suspend the City Council Rules of Procedure [Sec. 6.3(f)] to allow the following individual an opportunity to address the city council; there was no objection voiced by the city council.

SPEAKER: Shawanna Sullemon, 2900 Botham Jean
SUBJECT: Z19

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0902

Item 1: Approval of Minutes of the May 28, 2025 City Council Meeting

Councilmember Schultz moved to adopt the minutes as presented.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0903

CONSENT AGENDA

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

Nora Soto, 1418 Claude St. [Agenda Item 16]
Brinda Gurumoorthy, 2020 W. 10th St. [Agenda Item 16]
Jose Jaramillo Avila, 12121 Audelia Rd. [Agenda Item 16]
Harrison Blair, 2922 Martin Luther King Jr Blvd., representing Dallas Black Chamber of Commerce [Agenda Item 16]
Sam Williams, Not Provided [Agenda Item 16]
Senator Royce West, Not Provided [Agenda Item 16]
Ryan Sears, 110 N. Hampton Rd. [Agenda Item 24]

The consent agenda consisted of consent agenda items 2-57. Consent agenda items 2, 6, 20, 38, 39, 46, 54 and 56 were corrected. Consent agenda items 3, 17, 42, 43, 44, 45 and 57 were deleted.

Councilmember Mendelsohn requested consent agenda items 14, 47 and 56 be considered as individual items later in the meeting; there was no objection voiced by the city council.

Councilmember Willis requested consent agenda item 15 be considered as an individual item later in the meeting; there was no objection voiced by the city council.

Councilmember Ridley 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, 4-13, 16, 18-41, 46, 48-55 was presented for consideration.

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

Motion seconded by Councilmember Schultz and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0904

Item 2: An ordinance amending Ordinance No. 32861, previously approved on September 18, 2024, as amended by Ordinance No. 32925 previously approved on December 11, 2024, as amended by Ordinance No. 33027 previously approved on March 26, 2025, authorizing **(1)** certain transfers and appropriation adjustments for FY 2024-25 for the maintenance and operation of various departments, and activities; and **(2)** the City Manager to implement those adjustments - Not to exceed \$3,294,756,355 ~~TBD~~ - Financing: General Fund (\$1,903,823,686 ~~TBD~~), Grants, Trust, and Other Funds (\$205,857,897 ~~TBD~~), and Capital Funds (\$1,185,074,772 ~~TBD~~)

Corrected

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 33127

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0905

Item 3: ~~Close the May 28, 2025 public hearing to receive comments on the Proposed FY 2025-26 HUD Consolidated Plan Budget for the U.S. Department of Housing and Urban Development (HUD) Grant Funds; and authorize final adoption of the FY 2025-26 HUD Consolidated Plan Budget for HUD Grant Funds in an estimated amount of \$29,886,873 for the following programs and estimated amounts: (a) Community Development Block Grant (CDBG) in the amount of \$12,944,689; (b) HOME Investment Partnerships Program (HOME) in the amount of \$5,082,901; (c) Emergency Solutions Grant in the amount of \$1,144,567; (d) Housing Opportunities for Persons with AIDS in the amount of \$10,014,716; and (e) estimated CDBG and HOME Program Income in the amount of \$700,000 Financing: This action has no cost consideration to the City (see Fiscal Information)~~

Deleted

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0906

Item 4: Authorize an increase in the homestead property tax exemption for persons who are disabled or 65 or older from \$153,400 to \$175,000 beginning with the 2025 tax year (fiscal year beginning October 1, 2025) - Total Estimated Annual Revenue Foregone: General Fund (\$7,903,798) and Debt Service Fund (\$3,220,241)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0907

Item 5: Authorize Supplemental Agreement No. 1 to the professional services contract with Marten Law, LLP for additional legal services to represent the City of Dallas in seeking damages from manufacturers and distributors of Per- and Polyfluorinated Substances in *In Re Aqueous Film-Forming Foams Product Liability Litigation*, D.S.C. MDL No. 2:18-mn-2873-RMG and to pursue claims, as appropriate, against federal defendants under the Federal Tort Claims Act - Not to exceed \$100,000.00, from \$100,000.00 to \$200,000.00 - Financing: Dallas Water Utilities Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0908

Item 6: Authorize an Interlocal Agreement between the Office of the District Attorney for Kaufman County, State of Texas ~~Criminal-District Attorney's Office~~ and the Dallas Police Department, which sets forth the policies and procedures by which ~~to identify the disposition of~~ proceeds from contraband which is seized and forfeited under Chapter 59 of the Texas Code of Criminal Procedure will be dispersed between the two parties to this Agreement, for a term of five years - Financing: No cost consideration to the City

Corrected

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0909

Item 7: Authorize acquisition of two tracts of land containing a total of approximately 20.5 acres from Wildwood Holdings II, Ltd., located on McDonald Street near its intersection with Botham Jean Boulevard for the Dallas Floodway Extension Project - Not to exceed \$1,041,769.00 (\$1,034,269.00 plus closing costs and title expenses not to exceed \$7,500.00) - Financing: Flood Protection and Storm Drainage Facilities Fund (2006 General Obligation Bond Fund) (\$1,034,269.00) and Trinity River Corridor Project Fund (\$7,500.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0910

Item 8: Authorize a professional services contract with Gresham Smith to provide engineering services associated with major maintenance improvements at the Central Wastewater Treatment Plant - Not to exceed \$2,996,569.00 - Financing: Wastewater Capital Improvement F Fund (\$2,500,000.00) and Wastewater Construction Fund (\$496,569.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0911

Item 9: Authorize a professional services contract with Carollo Engineering, Inc. to provide construction management services for construction contracts related to improvements at the Elm Fork Water Treatment Plant, East Side Water Treatment Plant, Bachman Water Treatment Plant, and various water distribution system facilities and pump stations, and dams and reservoirs - Not to exceed \$5,934,187.00 - Financing: Water Capital Improvement F Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0912

Item 10: Authorize settlement in lieu of proceeding further with condemnation in the condemnation suit styled CITY OF DALLAS v. COLUMBIA PACKING OF TEXAS, LTD., et al, for acquisition from Columbia Packing of Texas, Ltd., et al., Cause No. CC-22-01266-A, pending in Dallas County Court at Law No. 1, for acquisition from Columbia Packing of Texas, Ltd, of approximately 498,075 square feet of land located on East 11th Street near its intersection with Cedar Crest Boulevard for the Dallas Floodway Extension Project - Not to exceed \$5,116,697.00, increased from \$410,303.00 (\$405,303.00, plus closing costs and title expenses not to exceed \$5,000.00) to \$5,527,000.00 (\$5,500,000.00, plus closing costs and title expenses not to exceed \$27,000.00) - Financing: 06 Trinity River Corridor Project (1998 General Obligation Bond Program)(\$641,486.59), Trinity River Corridor Project Fund (1998 General Obligation Bond Program)(\$3,498,329.54), Flood Protection and Storm Drainage Facilities Fund (2006 General Obligation Bond Program)(\$976,880.87)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0913

Item 11: Authorize the deposit of the amount awarded by the Special Commissioners in the condemnation proceeding styled CITY OF DALLAS VS. LUTHER ALEXANDER YOST, et al., Cause No. CC-24-02935-E, pending in Dallas County Court at Law No. 5, for acquisition from LUTHER ALEXANDER YOST, et al., for an irregularly shaped unimproved tract of land containing approximately 1,654 square feet on Brookhaven Drive near its intersection at Interstate Highway 35 for the construction of erosion control improvements - Not to exceed \$25,128.97 (\$22,128.97, plus closing costs and title expenses not to exceed \$3,000.00) - Financing: Storm Drainage Management Capital Construction Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0914

Item 12: Authorize Supplemental Agreement No. 1 to the professional services contract with Freese and Nichols, Inc. to provide additional engineering services required for storm drainage system and erosion control improvements at two locations (list attached to the Agenda Information Sheet) - Not to exceed \$154,100.00, from \$1,150,646.22 to \$1,304,746.22 - Financing: Storm Drainage Management Capital Construction Fund (\$139,100.00) and Water Capital Improvement G Fund (\$15,000.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0915

Item 13: Authorize Supplemental Agreement No. 4 to the professional services contract with Kimley-Horn & Associates, Inc. to provide additional construction phase engineering services for the rehabilitation of the Southside Wastewater Interceptor and engineering services for wastewater improvements to serve the Red Bird redevelopment area sewershed - Not to exceed \$451,740.00, from \$3,155,543.00 to \$3,607,283.00 - Financing: Wastewater Capital Improvement F Fund (\$60,000.00) and ECO (I) Fund (2017 General Obligation Bond Funds) (\$391,740.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0916

Item 14: Authorize a work order under the existing Job Order Contract, previously approved on November 13, 2024, by Resolution No. 24-1627, for construction services with Phoenix I Restoration and Construction, LLC at The Women's Museum located at 3800 Parry Avenue, Dallas, Texas 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

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

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

Councilmember Schultz moved to adopt the item.

Motion seconded by Deputy Mayor Pro Tem Bazaldua and unanimously adopted. (Gracey, Arnold, Resendez absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0917

Item 15: A resolution **(1)** declaring approximately 14.257 acres of improved land unwanted and unneeded, located near the intersection of South Hampton Road and Perryton Drive, 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

Councilmember Willis 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 addressed the city council on the item:

Darryl Baker, 6306 Elder Grove Dr.

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

- direct the city manager to advertise the sale with the condition that it is subject to city council acceptance, and to bring the item back to city council for consideration after receiving the highest qualified bid or offer that meets or exceeds the reserve.

Motion seconded by Councilmember Schultz.

Councilmember Willis requested a record vote.

Councilmember Gracey moved a subsidiary motion to adopt the following [as originally posted]:

- **(1)** declaring approximately 14.257 acres of improved land unwanted and unneeded, located near the intersection of South Hampton Road and Perryton Drive, 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

Subsidiary motion seconded by Mayor Pro Tem Atkins.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

25-0917

Page 2

Councilmember Mendelsohn moved a subsidiary motion to adopt the item as posted.

Subsidiary motion seconded by Councilmember Gracey.

During discussion, Deputy Mayor Pro Tem Bazaldua requested to discuss the item in executive session.; there was no objection voiced by the city council.

At 5:24 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 item.

The closed session ended and reconvened to open session at 6:12 p.m. No other matters were discussed during the closed session.

Councilmember Willis requested to withdraw her original amended motion.

Mayor Johnson clarified that the withdrawal of the motion is out of order and unnecessary.

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

Voting Yes: [15] Johnson, Atkins, Bazaldua, West, Moreno,
Gracey, Arnold, Resendez, Narvaez,
Blackmon, Stewart, Schultz, Mendelsohn,
Willis, Ridley

Voting No: [0]

The city secretary declared the amendment adopted.

Mayor Johnson called a vote on Councilmember Willis' amended motion, as amended by Councilmember Mendelsohn, and declared the item unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0918

Item 16: A resolution amending Resolution No. 24-1441 to include **(1)** a total of 20 acres to be leased from the University of North Texas System, to be used as a law enforcement training facility for the Dallas Police Department; **(2)** a sublease between the City and the University of North Texas System for space in the Criminal Justice Facility; and **(3)** certain special terms and conditions of the Lease Agreement - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0919

Item 17: ~~An ordinance granting a revocable license to 7-Eleven, Inc., for the use of a total of approximately 72 square feet of aerial space to occupy, maintain and utilize two blade signs, two facade signs, and a canopy without premise sign over portions of Field and Commerce Streets rights-of-way located near its intersection with Main Street – Revenue: General Fund – \$4,000.00 annually, plus the \$100.00 one-time fee and \$20.00 ordinance publication fee~~

Deleted

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0920

Item 18: Authorize **(1)** the City Manager to negotiate and execute a conditional grant agreement and a development agreement with Innovan Neighborhoods, LLC and/or its affiliates (Applicant), each approved as to form by the City Attorney, in an amount not to exceed \$8,000,000.00 for the development of 6601 South Lancaster Road, a 188 single-family mixed-income homeownership housing development (Project) located at 6601 South Lancaster Road Dallas, Texas 75241 (Property); **(2)** conveyance of the Property to the Applicant and/or affiliate(s) subject to restrictive covenants, a right of reverter with the right of reentry and recording of all necessary documents pursuant to Texas Local Government Code Chapter 272.001(g) and applicable law and regulations; and **(3)** the establishment of appropriations in an amount not to exceed \$1,494,276.00 in the Mixed Income Housing Development Bonus Fund - Not to exceed \$8,000,000.00 - Financing: Housing and Neighborhood Infrastructure (H) (2024 General Obligation Bond Fund) (\$2,880,000.00), ECO (I) (2017 General Obligation Bond Fund) (\$1,000,000.00), Economic Development and Housing Development Program Fund (2012 General Obligation Bond Fund) (\$1,100,000.00), Mixed Income Housing Development Bonus Fund (\$1,494,276.00), and ARPA Redevelopment Fund (\$1,525,724.00)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0921

Item 19: Authorize a three-year cooperative purchasing agreement for the continuation of Bonfire Strategic Sourcing Software Subscription and Services for the Office of Procurement Services with GTY Software Inc. through the Texas Department of Information Resources cooperative agreement - Not to exceed \$386,250.00 - Financing: Data Services Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0922

Item 20: Authorize a three-year cooperative purchasing agreement for application and hosting services and ongoing technical and maintenance support for the GovTechCloud and KinetechCloud Program and Claims Management System for the Office of Community Care and Empowerment with Carahsoft Technology Corporation through The Interlocal Purchasing System (TIPS) agreement - Not to exceed \$202,741.77 ~~343,263.06~~ - Financing: Data Services Fund (subject to annual appropriations)

Corrected

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0923

Item 21: A resolution amending the Board of Adjustment's Rules of Procedure by

- (1) amending the duties of the board administrator and board secretary;
- (2) amending the timeframe that an applicant may withdraw or amend an application;
- (3) amending requests for board action to allow for the consolidation and assignments of cases and appeals to a single panel in extraordinary circumstances;
- (4) amending compliance cases to conform with Ordinance No. 33012; and
- (5) making other non-substantive changes - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0924

Item 22: Authorize the purchase of a high-capacity alternate daily cover spray application unit for the Department of Sanitation Services - LSC Environmental Products, LLC, sole source - Not to exceed \$182,334.14 - Financing: Sanitation Capital Improvement Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0925

Item 23: Authorize the purchase of two portable pumps with Holland Pump Company dba BPR Operating, LLC, for the Department of Sanitation Services through the Houston-Galveston Area Council cooperative agreement - Not to exceed \$169,128.09 - Financing: Sanitation Capital Improvement Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0926

Item 24: Authorize an application for funding from the Texas Department of Transportation through the Transportation Alternatives Set-Aside Call for Projects Program for the Wright Street Shared Use Path Project located between West Illinois Avenue and South Edgefield Avenue - 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

JUNE 11, 2025

25-0927

Item 25: Authorize a boundary adjustment agreement with the Town of Addison on behalf of the City and the release of a tract of land, along with all extraterritorial jurisdiction pertaining to property identified as Montfort Drive from the current city limits extending south to Celestial Road - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0928

Item 26: Authorize a request for waiver of the local match fund participation requirement on the following bridges to be replaced or rehabilitated under the federal off-system bridge program: Houston Street over Interstate Highway (IH) 30 and Trinity River (CSJ No. 0918-47-511), and Jefferson Boulevard over IH-30 and Trinity River (CSJ No. 0918-47-512), by committing to perform or cause to be performed structural improvements to the bridge on State Highway 356 (Irving Boulevard) over Elm Fork of the Trinity River - 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

JUNE 11, 2025

25-0929

Item 27: Authorize a ten-year Beautification and Maintenance Agreement with the Turtle Creek Conservancy, acting as Sponsor/Donor, to repair and beautify the following three bridges along Turtle Creek Boulevard : Lemmon Avenue Southbound Bridge (requires mutual agreement with the Turtle Creek Association); Hall Street Bridge; and Bowen Street Bridge - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0930

Item 28: Authorize a ten-year Beautification and Maintenance Agreement with the Turtle Creek Association, acting as Sponsor/Donor, to repair and beautify the following six bridges along Turtle Creek Boulevard: Stonebridge Drive, Blackburn Street, Lemmon Avenue East, Fairmount Street, Maple Avenue, and Lemmon Avenue Southbound (requires mutual agreement with the Turtle Creek Conservancy); and maintain three medians along North Fitzhugh Avenue from the Katy Trail to Cole Avenue including mowing, edging/trimming, pruning, fertilizing, and irrigating - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0931

Item 29: Authorize a construction services contract for the Dallas Area Rapid Transit (DART) Signals Group 1 Project to reconstruct four traffic signals at the following intersections: Jefferson Boulevard at South Adams Avenue, Jefferson Boulevard at South Bishop Avenue, Jefferson Boulevard at South Madison Avenue, and South Bishop Avenue at West Twelfth Street - EAR Telecommunications, LLC DBA: EARTC, lowest responsible bidder of four - Not to exceed \$1,856,052.25 - Financing: DART Transportation Projects Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0932

Item 30: Authorize a construction services contract for the Dallas Area Rapid Transit (DART) Signals Group 2A Project to reconstruct two traffic signals at the intersections of East Kiest Boulevard at South Marsalis Avenue and South Marsalis Avenue at East Saner Avenue - Texas Standard Construction, Ltd., lowest responsible bidder of five - Not to exceed \$887,937.98 - Financing: DART Transportation Projects Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0933

Item 31: Authorize a construction services contract for the Dallas Area Rapid Transit (DART) Signals Group 2B Project to reconstruct two traffic signals at the intersections of South Polk Street at Reynoldston Lane and Ann Arbor Avenue at South Marsalis Avenue - EAR Telecommunications, LLC DBA: EARTC, lowest responsible bidder of four - Not to exceed \$878,832.50 - Financing: DART Transportation Projects Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0934

Item 32: Authorize a construction services contract for the Dallas Area Rapid Transit (DART) Signals Group 3 Project to reconstruct two traffic signals at the intersections of North Fitzhugh Avenue at Gaston Avenue and Malcolm X Boulevard at Pine Street - EAR Telecommunications, LLC DBA: EARTC, lowest responsible bidder of three - Not to exceed \$953,343.50 - Financing: DART Transportation Projects Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0935

Item 33: Authorize an amendment to an existing lease agreement to American Tower Corporation dba American Towers LLC to use the one five-year renewal options for each the primary and the auxiliary radio broadcast towers: the Cowboy Tower and the Milton Tower - Not to exceed \$1,045,845.79 - Financing: WRR Enterprise Fund, with total reimbursement by vendor

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0936

Item 34: Authorize a nine month to one-year subrecipient agreement with Housing Connector and Volunteers of America Texas Inc., dba Volunteers of America Texas, subject to appropriation, to support access to stable housing through housing navigation, housing placement, housing assistance and/or the creation of more housing opportunities coupled with case management through direct wraparound services and/or financial coaching for reentry and justice-impacted residents, on behalf of the Office of Community Care and Empowerment, beginning on June 11, 2025, with all terms, conditions, and documents required by the Agreement, approved as to form by the City Attorney, with: **(a)** Housing Connector in an amount not to exceed \$250,000.00; and **(b)** Volunteers of America Texas Inc., dba Volunteers of America Texas, in an amount not to exceed \$100,000.00 - Total not to exceed \$350,000.00
- Financing: TDCJ Re-Entry Services Program Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0937

Item 35: Authorize an amendment to the Business Personal Property Tax Abatement and Chapter 380 Grant Agreement (“Agreement”) between the City of Dallas and Digital Realty Trust, L.P. (“Digital”), previously authorized by City Council Resolutions Nos. 21-0444 and 21-0616 on February 24, 2021 and April 14, 2021, respectively, related to the multiple-phase expansion and renovation of Digital’s data center and offices (“Project”) located at 2323 Bryan Street in the central business district to **(1)** delete the Business Personal Property Tax Abatement; **(2)** reduce Digital’s minimum investment requirement from \$104 million to \$13 million; **(3)** reduce the amount of the Chapter 380 economic development grant from \$1,000.00 to \$290.00 for each new full-time permanent job for a total reduction of \$150,000.00 (from \$200,000.00 for a total amount not to exceed \$50,000.00); **(4)** increase the required minimum number of full-time permanent jobs created at 2323 Bryan Street with a minimum average annual salary requirement of \$120,000.00 from 143 full-time permanent jobs to 175 full-time permanent jobs; and **(5)** reduce the minimum local hiring requirement from 35% to 25%, in accordance with the City’s Economic Development Incentive Policy - Not to exceed \$50,000.00 - Financing: Public Private Partnership Fund (see Fiscal Information)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0938

Item 36: Authorize an amendment to the City's Public Improvement District ("PID") Policy, included as an exhibit within the City's Economic Development Incentive Policy, to align the petition approval thresholds required for creation and renewal of contiguous PIDs in the City of Dallas with Chapter 372 of the Texas Local Government Code (the "State PID Act") - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0939

Item 37: Authorize the amendment and restatement of the Chapter 380 Economic Development Incentive, Real Property Tax Abatement, and Business Personal Property Tax Abatement Agreement (“Agreement”) between the City of Dallas, The Kroger Co. (“Kroger”), and Ocado Solutions, USA (“Ocado”), previously authorized on August 28, 2019, by Resolution No. 19-1316, related to the development and operation of a new regional e-commerce grocery fulfillment center project (“Project”) located at 4221 Telephone Road in the International Inland Port of Dallas, in accordance with the City of Dallas Economic Development Policy - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0940

Item 38: Authorize amendments to Resolution No. 24-0356 previously approved on February 28, 2024 authorizing a tax increment financing (“TIF”) development agreement and all other necessary documents with UCR Development Services LLC and/or its affiliates (“Developer”) in an amount not to exceed \$1,778,000.00 (“TIF Subsidy”), related to the Lancaster-Corning Retail Development Project (“Project”) on property currently addressed as 3011 through 3039 South Lancaster Road (“Property”) to: ~~(1) amend the City’s economic development incentive funding from a TIF development agreement sourced from the TOD TIF District Fund to a Chapter 380 economic development grant agreement (“Grant”) sourced from the ECO (I) Fund (2017 General Obligation Bond Fund);~~ (21) increase the ~~City’s economic development incentive~~ TIF Subsidy by \$817,901.00 from an amount not to exceed \$1,778,000.00 to an amount not to exceed \$2,595,901.00; ~~(32)~~ (32) amend the minimum project requirements by **(a)** reducing the required minimum gross square footage from 11,000 square feet to 4,900 square feet, **(b)** adding specific requirements for the new ground-up construction of two build-to-suit buildings (core and shell only) specifically including a minimum 2,900 gross square foot build-to-suit building for Frost Bank (“Building A”) and a minimum 2,000 gross square foot build-to-suit building for Wingfield’s Breakfast and Burger (“Building B”); ~~(43)~~ (43) reduce Developer’s required minimum investment from \$4,000,000.00 to \$2,700,000.00; ~~(54)~~ (54) extend Developer’s deadline to close on the acquisition of the Property from June 30, 2024 to December 31, 2025; ~~(65)~~ (65) extend Developer’s deadline to replat the Property, if necessary, and obtain a building permit for the Project from December 31, 2025 to December 31, 2026; ~~(76)~~ (76) extend Developer’s deadline to complete construction of the minimum project requirements from December 31, 2027 to December 31, 2028; ~~(87)~~ (87) clarify that Building A and Building B shall be completed by Developer to a ready-for-tenant-finish-out condition by the December 31, 2028 deadline instead of to an occupiable condition, and in consideration; ~~(98)~~ (98) increase the Developer’s good faith effort goal for participation by certified Minority/Women-Owned Business Enterprises (“M/WBEs”) for all hard construction expenditures from 40% to 50%; ~~(109)~~ (109) add a good faith effort goal of 50% city of Dallas residents hired for the opening of Frost Bank and the opening of Wingfield’s Breakfast and Burger; and ~~(1110)~~ (1110) add a requirement that Developer execute a minimum 10-year lease to secure Wingfield’s Breakfast and Burger as the tenant for Building B, in accordance with the City’s Economic Development Incentive Policy - Not to exceed \$817,901.00 - Financing: ~~ECO (I) Fund~~ ~~(2017 General Obligation Bond Fund)~~ TOD TIF District Fund (subject to annual appropriations from tax increments)

Corrected

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0941

Item 39: Authorize the ratification to previously disbursed payments ~~pay outstanding invoices~~ to **(1)** Rushmore Corporation dba ALL TEMPS 1 Personnel in the amount of \$5,375,451.56 for Dallas Animal Services temporary day labor; **(2)** Smith Temporaries, Inc. dba Cornerstone Staffing in the amount of \$3,810,139.05 for citywide temporary services; **(3)** Mister Sweeper LP in the amount of \$1,268,676.60 for street sweeping services; **(4)** Safety Control, LLC in the amount of \$217,119.97 for fire extinguisher and sprinkler system maintenance and repairs; **(5)** Siddons Martin Emergency Group, LLC in the amount of \$152,466.31 for original equipment manufacturer apparatus parts and associated services for the Dallas Fire-Rescue Department; **(6)** Holmes Murphy & Associates, LLC in the amount of \$139,624.98 for benefits consulting services; and **(7)** Language Line Services, Inc. in the amount of \$124,223.08 for Dallas Police Department language line remote interpretation and translation services - Total amount of \$11,087,701.55 - Financing: General Fund (\$10,278,268.90), Dallas Water Utilities Fund (\$452,687.70), Aviation Fund (\$217,119.97), and Employee Benefits Fund (\$139,624.98)

Corrected

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0942

Item 40: Authorize a three-year master agreement for the purchase of certified bulk liquid chlorine by railcar for the Dallas Water Utilities Department - BRENTAG SOUTHWEST, INC., lowest responsible bidder of two - Estimated amount of \$16,794,300.00 - Financing: Dallas Water Utilities Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0943

Item 41: Authorize a three-year master agreement for the purchase of liquid sulfur dioxide for the Dallas Water Utilities Department - INEOS Calabrian Corporation, only bidder - Estimated amount of \$3,780,000.00 - Financing: Dallas Water Utilities Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0944

Item 42: ~~Authorize a three-year service contract, with two one-year renewal options, for medical and health-related services for all active employees and retirees for the Department of Human Resources – Blue Cross Blue Shield of Texas, a Mutual League Company, most advantageous proposer of six – Not to exceed \$41,837,526.99 – Financing: Employee Health Benefits Fund (subject to annual appropriations)~~

Deleted

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0945

Item 43: ~~Authorize a three-year service contract, with two one-year renewal options, for pharmacy benefit management services for the Department of Human Resources — Blue Cross Blue Shield of Texas, a Mutual League Company, most advantageous proposer of ten — Not to exceed \$2,221,440.00 — Financing: Employee Health Benefits Fund (subject to annual appropriations)~~

Deleted

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0946

Item 44: ~~Authorize a three-year service contract, with two one-year renewal options, for dental and vision insurance plans for the Department of Human Resources —Delta Dental Insurance Company and Metropolitan Life Insurance Company, most advantageous proposer of six — Financing: No cost consideration to the City (see Fiscal Information)~~

Deleted

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0947

Item 45: ~~Authorize a three-year service contract, with two one-year renewal options, for health savings accounts, flexible spending accounts, COBRA, and direct billing management for City employees and retirees for the Department of Human Resources — HSA Bank, a division of Webster Bank, N.A., most advantageous proposer of seven — Not to exceed \$666,609.00 — Financing: Employee Benefits Fund (subject to annual appropriations)~~

Deleted

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0948

Item 46: Authorize a four-year service contract for third-party supplemental inspections and plan review services for the Department of Planning and Development - SAFEbuilt Texas LLC, Bureau Veritas North America, Inc., and Shums Coda Associates, Inc., most advantageous proposers of nine - [Total combined amount](#) ~~N~~ot to exceed \$9,160,000.00 - Financing: Building Inspection Fund (subject to annual appropriations)

Corrected

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0949

Item 47: Authorize a ten-year service contract in the estimated amount of \$29,270,833.00, with two five-year renewal options in the total estimated amount of \$38,115,000.00, as detailed in the Fiscal Information section, for implementation and maintenance of interactive digital kiosks for the Office of Communications & Customer Experience/311- IKE Smart City, LLC, most advantageous proposer of three - Estimated Total Net Revenue: \$67,385,833.00 and General Fund \$67,385,833.00

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

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

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

Harrison Blair, 2922 Martin Luther King Jr. Blvd., representing Dallas Black Chambers of Commerce
Jibrán Shermohammed, Not Provided, representing IKE Smart City
Paulina Dosai-Terminel, Not Provided, representing Arstillery
Goran Maric, Not Provided

Deputy Mayor Pro Tem Bazaldua moved to adopt the item.

Motion seconded by Councilmember Narvaez.

Councilmember Mendelsohn moved a subsidiary motion to defer the item to the June 25, 2025 voting agenda meeting of the city council.

Subsidiary motion seconded by Councilmember Ridley.

Councilmember Mendelsohn requested a record vote.

After discussion, Mayor Johnson called a record vote on Councilmember Mendelsohn's subsidiary motion:

Voting Yes: [3] Johnson, Mendelsohn, Ridley

Voting No: [11] Atkins, Bazaldua, Moreno, Gracey, Arnold, Resendez, Narvaez, Blackmon, Stewart, Schultz, Willis

Absent When Vote Taken: [1] West

The city secretary declared the subsidiary motion failed.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0950

Item 48: Authorize a three-year service price agreement for reprographic printing for citywide use - ARC DOCUMENT SOLUTIONS, LLC, lowest responsible bidder of five - Estimated amount of \$74,234.88 - Financing: General Fund (\$4,161.08), Dallas Water Utilities Fund (\$54,293.84), Stormwater Drainage Management Fund (\$15,000.00), and Bond Program Administration Fund (\$779.96) (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0951

Item 49: Authorize a three-year service price agreement for pipe leak detection equipment, maintenance, and repairs for the Dallas Water Utilities Department - FLUID CONSERVATION SYSTEMS INC, only proposer - Estimated amount of \$733,260.52 - Financing: Dallas Water Utilities Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0952

Item 50: Authorize a five-year service price agreement for the maintenance and repair of the city-owned electrical transmission substations at the Southside Wastewater Treatment Plant and the Eastside Water Treatment Plant for the Dallas Water Utilities Department - Energy EPC Solutions, LLC dba S&B Services, most advantageous proposer of three - Estimated amount of \$3,328,705.18 - Financing: Dallas Water Utilities Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0953

Item 51: Authorize a budget estimate of the needs and requirements of the Office of the City Auditor for Fiscal Year 2025-2026 in the amount of \$3,444,466.00 (subject to vacancy savings of \$33,498.00 and final citywide funding adjustments for decisions that will be made on a citywide basis for items such as staff benefits, insurance, Department of Information and Technology Services chargebacks, and other items that may affect all City departmental budgets) - Not to exceed \$ 3,444,466.00 - Financing: General Fund (subject to appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0954

Item 52: Authorize an application for the Transportation Alternatives Set-Aside Call for Projects Program from the Texas Department of Transportation for the Trinity Forest Spine Trail Phase V, which connects Dolphin Heights at Terrell Avenue to the north of Parkdale Lake and Lawnview Park to the south
- Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0955

Item 53: Authorize the **(1)** acceptance of a grant from the U.S. Department of Justice Office of Juvenile Justice and Delinquency Prevention through the National Recreation and Park Association, Inc. (NRPA) for the 2024 Out-of-School Time (OST) Youth Mentoring Program (Award No. 15PJDP-24-GG-03819-MENT, Assistance Listing No. 16.726) in the amount of \$60,000.00 for the implementation of the program titled L.E.A.D.(Learn, Empower, Achieve, Develop) for the period May 22, 2025 through September 30, 2027; **(2)** establishment of appropriations in an amount not to exceed \$60,000.00 in the NRPA FY24 OST Youth Mentoring Program Grant Fund; **(3)** receipt and deposit of funds in an amount not to exceed \$60,000.00 in the NRPA FY24 OST Youth Mentoring Program Grant Fund; and **(4)** execution of the grant agreement with NRPA and all terms, conditions, and documents required by the agreement - Not to exceed \$60,000.00 - Financing: NRPA FY24 OST Youth Mentoring Program Grant Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0956

Item 54: Authorize ~~(1)~~ the first amendment to the agreement between the City of Dallas and Dallas ISD to undertake design and construction of artificial turf fields at Fair Oaks Park; ~~and (2) the disbursement of the projects costs in an amount not to exceed \$1,100,000.00 when funds become available in fiscal year 2026~~ - Not to exceed \$1,100,000.00 - Financing: Park and Recreation Facilities (B) Fund (2024 General Obligation Bond Fund) (\$1,000,000.00); Park Land Dedication Fund (\$100,000.00) (see Fiscal Information)

Corrected

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0957

Item 55: Authorize **(1)** the first amendment to the agreement between the City of Dallas and Dallas Independent School District to undertake design and construction of artificial turf fields at Willis Winters Park, and **(2)** the disbursement of 50% of the projects costs in an amount not to exceed \$1,000,000.00 when funds become available in fiscal year 2026 - Not to exceed \$1,000,000.00 - Financing: Park and Recreation Facilities (B) Fund (2024 General Obligation Bond Fund) (see Fiscal Information)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0958

Item 56: Authorize **(1)** a three-year license agreement for use of the Cotton Bowl with ~~a professional sports team~~ [Atlético Dallas dba USL](#) with two one year renewal options; and **(2)** a three-year lease agreement for MoneyGram Soccer Park Complex with ~~a professional sports team~~ [Atlético Dallas dba USL](#) with two one year renewal options - Not to exceed \$3,000,000.00 over three years - Financing: Convention Center Construction Fund (subject to annual appropriations); Estimated Minimum Revenue: Fair Park Special Maintenance Fund (\$900,000.00) and Elm Fork Athletic Complex Fund (\$300,000.00) over three years

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.

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

Matt Valentine, 4414 Abbott Ave., representing Atletico Dallas
Dan Hunt, 3700 Euclid Ave., representing FC Dallas (handout provided)
Luther Ott, 7217 Ashington Dr., representing Atletico Dallas
James Smith, 6321 Bermuda Dunes Dr., Plano, TX, representing FC Dallas
Tom Jones, 3359 Bellcrest Way, Celina, TX, representing FC Dallas
Megan Miller, 2808 Maryport Ct., The Colony, TX, representing FC Dallas
Chris Hayden, 1240 Circle J Trl., Prosper, TX, representing FC Dallas
Gina Miller, 3455 Normandy Ave., University Park, TX, representing FC Dallas
Christopher Pace, 3012 Amherst Ave., University Park., TX, representing FDC
Management

Deputy Mayor Pro Tem Bazaldua moved to adopt the item.

Motion seconded by Councilmember Narvaez.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0959

Item 57: ~~Authorize (1) a three-year service price agreement for the delivery of an Europay, MasterCard and Visa (EMV) compliant credit card single source payment solution with purchase of EMV terminals for the Park & Recreation Department with RecTrac, LLC dba Vermont Systems in the amount of \$431,826.17, sole source; and (2) an increase in appropriations in an amount not to exceed \$554,941.00 in the Recreation Program Fund -- Not to exceed \$431,826.17-- Financing: Recreation Program Fund~~

Deleted

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0960

Item 58: 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 (2023-2025 term) beginning October 1, 2023.

Councilmember Blackmon moved to appoint the following:

- Kathleen Davis to the Board of Adjustment;
- Erick Drobinski to the City Plan and Zoning Commission;
- Christian Marquez, Financial underwriting experience, to the Dallas Public Facility Corporation;
- Donna German, Formerly employed as an ethics officer, or similar position, to the Ethics Advisory Commission;
- Naomi Nyirenda, Full-Time Student; Dallas County Resident, to the Youth Commission; and
- Anthony Vedda to the Reinvestment Zone Ten Board (Southwestern Medical)

Motion seconded by Councilmember West and unanimously adopted.

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

25-5950	BOA	BOARD OF ADJUSTMENT
25-5951	CPC	CITY PLAN AND ZONING COMMISSION
25-5952	DPC	DALLAS PUBLIC FACILITY CORPORATION
25-5953	EAC	ETHICS ADVISORY COMMISSION
25-5954	YOU	YOUTH COMMISSION
25-5955	RZ10	REINVESTMENT ZONE TEN BOARD (SOUTHWESTERN MEDICAL)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0961

Item 59: Authorize the second step of acquisition for condemnation by eminent domain to acquire from AT&T INC., formerly known as Southwestern Bell Telephone Company of approximately 52,059 square feet of land located near the intersection of Lombardy Lane and Brockbank Drive for the Fire Station No. 43 Replacement Project - Not to exceed \$1,109,060.00 (\$1,100,000.00, plus closing cost and title expenses not to exceed \$9,060.00) - Financing: Public Safety (G) Funds

The city secretary announced the item required a motion that the Council of the City of Dallas adopt the item and authorize the second step of acquisition for condemnation by eminent domain to acquire from AT&T INC., formerly known as Southwestern Bell Telephone Company of approximately 52,059 square feet of land located near the intersection of Lombardy Lane and Brockbank Drive for the Fire Station No. 43 Replacement Project.

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

Councilmember West moved to adopt the item.

Motion seconded by Councilmember Blackmon.

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

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

Voting No: [2] Johnson, Narvaez

The city secretary declared the item adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0962

Item 60: Authorize the second step of acquisition for condemnation by eminent domain to acquire from Samuel Lozano and Lucia Estrada of approximately 3,316 square feet of land located 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

The city secretary announced the item required a motion that the Council of the City of Dallas adopt the item and authorize the second step of acquisition for condemnation by eminent domain to acquire from Samuel Lozano and Lucia Estrada of approximately 3,316 square feet of land located near the intersection of Poe and McPherson Streets for the West Dallas Gateway Project.

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

Councilmember West moved to adopt the item.

Motion seconded by Mayor Pro Tem Atkins.

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

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

Voting No: [2] Johnson, Narvaez

The city secretary declared the item adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0963

Item 61: Authorize the second step of acquisition for condemnation by eminent domain to acquire from Joe Delores Deleon and wife of approximately 3,733 square feet of land located 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 cost and title expenses not to exceed \$5,850.00) - Financing: 2024B Certificates of Obligation Fund

The city secretary announced the item required a motion that the Council of the City of Dallas adopt the item and authorize the second step of acquisition for condemnation by eminent domain to acquire from Joe Delores Deleon and wife of approximately 3,733 square feet of land located near the intersection of Poe and McPherson Streets for the West Dallas Gateway Project.

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

Councilmember West moved to adopt the item.

Motion seconded by Councilmember Schultz.

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

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

Voting No: [2] Johnson, Narvaez

The city secretary declared the item adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0964

CLOSED SESSION

Item 62: **Personnel (Sec. 551.074 T.O.M.A.)**

- Interview candidates for the inspector general position.
- Deliberate the appointment of the inspector general.

At 1:45 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 62: **Personnel (Sec. 551.074 T.O.M.A.)**

- Interview candidates for the inspector general position.
- Deliberate the appointment of the inspector general.

The closed session ended and reconvened to open session at 4:17 p.m. No other matters were discussed during the closed session.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0965

Note: Agenda Item No. 63 must be considered before Agenda Item No. 66 may be considered.

Item 63: An ordinance **(1)** approving and authorizing the Second Supplemental Indenture establishing the Senior Lien Special Tax Revenue Notes, Series A (Kay Bailey Hutchison Convention Center Dallas Venue Project) bridge loan in an amount not to exceed \$1,000,000,000; **(2)** approving the execution and delivery of one or more Note Purchase Agreements with DNT Asset Trust, a wholly owned affiliate of JPMorgan Chase Bank, N.A., and the issuance of Notes pursuant thereto; and **(3)** resolving other matters related thereto - Financing: Convention Center Construction Fund (\$1,055,181, upfront closing costs plus annual fees of \$4,168,000 for a total cost of \$5,223,181; with additional interest costs as accrued) (subject to annual appropriations)

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

Trelaine Mapp, 2650 Cedar Springs Rd.

John Martinez, 2210 W. Illinois Ave., representing Regional Hispanic Contractors Assoc.

Councilmember West moved to adopt the item.

Motion seconded by Deputy Mayor Pro Tem Bazaldua.

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

Assigned ORDINANCE NO. 33128

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0966

Item 64: An ordinance repealing Ordinance No. 32346, passed by the Dallas City Council on November 9, 2022, and amending the Dallas City Code by **(1)** amending Section 1-5 of Chapter 1, “General Provisions”; **(2)** amending Section 2-44 of Chapter 2, “Administration”; **(3)** amending Sections 11-2, 11-18, and 11-19 of Chapter 11, “Cemeteries and Burials”; **(4)** amending Section 12B-23 of Chapter 12B, “Convenience Stores”; **(5)** adding a new Section 13-2.1 to Chapter 13, “Courts, Fines, and Imprisonments”; **(6)** amending Chapter 13A, “Dallas Transit System”; **(7)** amending Sections 14B-2, 14B-3, 14B-6, 14B-7, 14B-8, and adding a new Section 14B-7.1 of Chapter 14B, “Emergency Management”; **(8)** amending Sections 17-2.2 and 17-10.2 of Chapter 17, “Food Establishments”; **(9)** amending Sections 18-2, 18-4, 18-5, 18-6, 18-8, 18-9, and 18-32 of Chapter 18, “Municipal Solid Wastes”; **(10)** amending Chapter 20, “Earned Paid Sick Time”; **(11)** amending Chapter 25, “Loan Brokers”; **(12)** amending Chapter 25A, “Massage Establishments”; **(13)** amending Sections 27-11, 27-30, 27-31, and 27-42 of Chapter 27, “Minimum Property Standards”; **(14)** amending Section 28-128.6 of Chapter 28, “Motor Vehicles and Traffic”; **(15)** amending Sections 31-13.1 and 31-35 of Chapter 31, “Offenses-Miscellaneous”; **(16)** amending Sections 32-14 and 32-15 of Chapter 32, “Parks and Reservoirs”; **(17)** amending Sections 36-5, 36-27, 36-34, and 36-49 of Chapter 36, “Poles and Wires”; **(18)** amending Chapter 38, “Private Detectives”; **(19)** amending Chapter 39, “Railroads”; **(20)** amending Sections 43-126.17, 43-126.18, and 43-126.33 of Chapter 43, “Streets and Sidewalks”; **(21)** amending Sections 48-6, 48-8, and 48-11 of Chapter 48, “Trees and Shrubs”; **(22)** amending Sections 210.1, 210.3, 601.2, 602.3, and 610 of Chapter 52, “Administrative Procedures for the Construction Codes”; **(23)** providing a penalty not to exceed \$2,000.00; **(24)** providing a saving clause; **(25)** providing a severability clause; and **(26)** providing an effective date - Financing: No cost consideration to the City

Councilmember Willis moved to defer the item to the August 13, 2025 voting agenda meeting of the city council.

Motion seconded by Councilmember Ridley and unanimously deferred. (Johnson, Moreno absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0967

Item 65: Authorize the **(1)** acceptance of a grant upon receipt from the U.S. Department of Transportation, Federal Aviation Administration (FAA) Airport Improvement Program (AIP) for the federal share of the eligible capital improvement project for the Bipartisan Infrastructure Law at Dallas Love Field (Grant No. TBD, Assistance Listing No. 20.106) in the amount of \$6,000,000.00 for the construction of Taxiway Charlie (Taxiway C) Phase 2 Reconstruction Project where the performance period shall be for four years from the date of acceptance; **(2)** establishment of appropriations in an amount not to exceed \$6,000,000.00 in the FY2025 Airport Improvement Program Entitlement & Discretionary Grant Fund; **(3)** receipt and deposit of grant funds in an amount not to exceed \$6,000,000.00 in the FY2025 Airport Improvement Program Entitlement & Discretionary Grant Fund; and **(4)** execution of the grant agreement and all terms, conditions, and documents required by the agreement - Not to exceed \$6,000,000.00 - Financing: FY2025 Airport Improvement Program Entitlement & Discretionary Grant Fund

Councilmember West moved to adopt the item.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0968

Note: Agenda Item No. 63 must be considered before Agenda Item No. 66 may be considered.

Item 66: Authorize Supplemental Agreement No. 1 to the Construction Manager at Risk (“CMAR”) Contract with Trinity Alliance Ventures, LLC, a joint venture, to provide **(1)** City’s acceptance of GMP 1 for construction services for the Kay Bailey Hutchison Convention Center Dallas (KBHCCD) Master Plan - Component 1 (hereinafter “the Project”) comprised of the Expansion West of Lamar Only and any related demolition associated with the Project located currently at 650 South Griffin Street, Dallas, Texas 75202 in the amount not-to-exceed \$249,979,369.00 (which includes the CMAR’s contingency of \$14,078,192.00); **(2)** Owner’s contingency of an amount not-to-exceed \$9,385,461.00 for a total Supplemental Agreement No. 1 price not to exceed \$259,364,830.00 increasing the total CMAR Contract price to date from \$7,550,000.00 to \$266,914,830.00 (which includes an owner’s contingency of \$9,385,461.00 and a Guaranteed Maximum Price of \$249,979,369.00); and **(3)** the establishment appropriations in an amount not to exceed \$259,364,830.00 in the CCT 2025 Senior Lien Special Tax Revenue Notes - Not to exceed \$259,364,830.00 - Financing: CCT 2025 Senior Lien Special Tax Revenue Notes Fund

Councilmember West moved to adopt the item.

Motion seconded by Deputy Mayor Pro Tem Bazaldua

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0969

Item 67: Authorize Supplemental Agreement No. 2 to the Dallas Memorial Auditorium Resident Use and Incentive Agreement (CCT-2024-00024819 No. 24-0616) with Full Court Partners LLC, d/b/a/ Dallas Wings to include **(1)** an addition of the address for secondary facility at 1200 North Cockrell Hill Road; and **(2)** additional negotiation terms. - Financing: No cost consideration to the City

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

James Christon, 6105 Averill Way., representing Joey Georgusis Park
Joe Georgusis, 2 Forest Ct., Metairie, LA, representing Joey Georgusis Park

Councilmember West moved to suspend the City Council Rules of Procedure [Sec. 6.3(a)] to allow the following individuals an opportunity to address the city council; there was no objection voiced by the city council.

Jim Neil, 6231 Norway Rd., representing Dallas Wings & Dallas Trinity FC
Charles Neil, 7118 Mimosa Ln.

Councilmember West moved to adopt the item.

Motion seconded by Councilmember Blackmon.

During discussion, Councilmember Mendelsohn requested a record vote.

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

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

Voting No: [2] Mendelsohn, Ridley

Absent When Vote Taken: [1] Moreno

The city secretary declared the item adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0970

Item 68: An ordinance abandoning a utility easement to Dallas Area Rapid Transit, the abutting owner, containing approximately 19,371 square feet of land, located near the intersection of Buckner and Elam Roads; and providing for the dedication of approximately 22,560 square feet of land needed for a water easement - Revenue: General Fund \$11,150.00, plus the \$20.00 ordinance publication fee

Councilmember Resendez moved to adopt the item.

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

Assigned ORDINANCE NO. 33129

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0971

Item 69: Authorize the dedication of \$4,200,000.00 of 2017 General Obligation Bond Funds from the City Council District 4 allocation of Proposition I (economic development/housing proposition) to be used as partnership supplemental funding for the implementation of The Bottom Phase III Partnership Project (PB24Y087) in the 2024 Bond Program - Not to exceed \$4,200,000.00 - Financing: ECO (I) Fund (2017 General Obligation Bond Fund)

Councilmember Arnold moved to adopt the item.

Motion seconded by Councilmember Blackmon.

Councilmember Arnold requested a record vote.

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

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

Voting No: [0]

Absent When Vote Taken: [2] Johnson, Moreno

The city secretary declared the item adopted.

Note: The city secretary clarified that the \$4.2 million of 2017 GO Bond funds will be the Other Sources under the Partnership Project Program.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0972

Item 70: A resolution appointing XXXX as Inspector General 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

Deputy Mayor Pro Tem Bazaldua moved to adopt the following:

- Timothy J. Menke is appointed as Inspector General for the City of Dallas, for a period of two years, with an annual base salary of \$210,000.00, effective June 30, 2025.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0973

Item 71: A resolution **(1)** directing the City Manager to review and evaluate city programs and policies for compliance with federal directives; **(2)** authorizing the City Manager to temporarily pause for operational purposes a city program or policy to ensure compliance with federal directives; and **(3)** directing City Manager to timely brief City Council on all temporarily paused city programs or policies and present recommendations for any proposed City Council final action - Financing: No cost consideration to the City

The city secretary announced Deputy Mayor Pro Tem Bazaldua had previously deferred consideration of agenda item 71, in accordance with Section 7.11 of the City Council Rules of Procedure, prior to the meeting to the June 25, 2025 voting agenda meeting of the city council.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0974

CONSENT ZONING DOCKET

The consent zoning docket consisted of agenda items Z1 – Z18.

- Agenda item Z1: Zoning Case Z234-165(CR/JG)
- Agenda item Z2: Zoning Case Z234-189(JG)
- Agenda item Z3: Zoning Case Z234-245(CC)
- Agenda item Z4: Zoning Case Z234-262(MB)
- Agenda item Z5: Zoning Case Z234-279(LG)
- Agenda item Z6: Zoning Case Z234-316(MP/LG)
- Agenda item Z7: Zoning Case Z245-115(CC)
- Agenda item Z8: Zoning Case Z245-117(MB)
- Agenda item Z9: Zoning Case Z245-119(LG)
- Agenda item Z10: Zoning Case Z245-124(LG)
- Agenda item Z11: Zoning Case Z245-135(LC)
- Agenda item Z12: Zoning Case Z245-159(LC/MB)
- Agenda item Z13: Zoning Case Z245-166(TB)
- Agenda item Z14: Zoning Case Z245-169(LG)
- Agenda item Z15: Zoning Case Z245-173(LG)
- Agenda item Z16: Zoning Case Z245-175(MB)
- Agenda item Z17: Zoning Case Z245-201(JA/TZ)
- Agenda item Z18: Zoning Case Z245-219(SM)

Agenda item Z15 was removed from the consent zoning docket to be considered as an individual hearing.

Therefore, the consent zoning docket, consisting of agenda items Z1-Z14 and Z16-Z18 was presented for consideration.

- Agenda item Z1: Zoning Case Z234-165(CR/JG)
- Agenda item Z2: Zoning Case Z234-189(JG)
- Agenda item Z3: Zoning Case Z234-245(CC)
- Agenda item Z4: Zoning Case Z234-262(MB)
- Agenda item Z5: Zoning Case Z234-279(LG)
- Agenda item Z6: Zoning Case Z234-316(MP/LG)
- Agenda item Z7: Zoning Case Z245-115(CC)
- Agenda item Z8: Zoning Case Z245-117(MB)
- Agenda item Z9: Zoning Case Z245-119(LG)
- Agenda item Z10: Zoning Case Z245-124(LG)
- Agenda item Z11: Zoning Case Z245-135(LC)
- Agenda item Z12: Zoning Case Z245-159(LC/MB)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

25-0974

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- Agenda item Z13: Zoning Case Z245-166(TB)
- Agenda item Z14: Zoning Case Z245-169(LG)
- Agenda item Z16: Zoning Case Z245-175(MB)
- Agenda item Z17: Zoning Case Z245-201(JA/TZ)
- Agenda item Z18: Zoning Case Z245-219(SM)

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

No one addressed the city council on the consent zoning docket.

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

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0975

Item Z1: Zoning Case Z234-165(CR/JG) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to and a renewal of Specific Use Permit No. 1871 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the northeast corner of Lake June Road and Holcomb Road

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

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

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 33130

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0976

Item Z2: Zoning Case Z234-189(JG) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit to allow alcohol sales in conjunction with a general merchandise or food store less than 3,500 square feet on property zoned RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, on the northwest corner of Hillburn Drive and South Great Trinity Forest Way

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

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 33131

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0977

Item Z3: Zoning Case Z234-245(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. 2238 for an alcoholic beverage establishment limited to a private club-bar on a property zoned Subdistrict 6C in Planned Development District No. 830, on the east line of North Tyler Street, north of West Davis Street

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

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

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 33132

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0978

Item Z4: Zoning Case Z234-262(MB) [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, an A(A) Agricultural District, and an IM Industrial Manufacturing District, on the west line of North Beckley Avenue, between West Commerce Street and West Main Street; also on the north line of West Main Street, between North Beckley Avenue and Herbert Street; and the northeast corner of North Beckley Avenue and West Commerce Street

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

Recommendation of CPC: Approval, subject to CPC's recommended conditions

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 33133

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0979

Item Z5: Zoning Case Z234-279(LG) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a drive-through restaurant on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the south corner of Maple Avenue and Hawthorne Avenue

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

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

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 33134

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0980

Item Z6: Zoning Case Z234-316(MP/LG) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and **(1)** an ordinance granting a planned development district for MF-3(A) Multifamily District uses; and **(2)** an ordinance granting the removal of a D-1 Liquor Control Overlay on property zoned CR-D-1 Community Retail District with the D-1 Overlay, on the southeast corner of South Jim Miller Road and Great Trinity Forest Way

Recommendation of Staff: Approval of **(1)** a planned development district for MF-3(A) District uses, subject to development plan and conditions; and **(2)** approval of removal of a D-1 Liquor Control Overlay

Recommendation of CPC: Approval of **(1)** a planned development district for MF-3(A) District uses, subject to development plan and conditions with changes; and **(2)** approval of removal of a D-1 Liquor Control Overlay

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 33135

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0981

Item Z7: Zoning Case Z245-115(CC) [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 less than 3,500 square feet on property zoned a CR-D-1 Community Retail with a D-1 Liquor Control Overlay, on the southeast corner of North Masters Drive and Tokowa Drive

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

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

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 33136

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0982

Item Z8: Zoning Case Z245-117(MB) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No.1065 on property zoned Planned Development District No. 1065, on the south line of West Mockingbird Lane, east of Elmbrook Drive

Recommendation of Staff: Approval, subject to conditions

Recommendation of CPC: Approval, subject to conditions

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 33137

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0983

Item Z9: Zoning Case Z245-119(LG) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting a new Planned Development Subarea for residential and nonresidential uses on property zoned Subarea 3 within Planned Development No. 316, the Jefferson Area Special Purpose District, on the southeast corner of West 12th Street and South Madison Avenue

Recommendation of Staff: Approval, subject to conditions

Recommendation of CPC: Approval, subject to conditions

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 33138

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0984

Item Z10: Zoning Case Z245-124(LG) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting an R-7.5(A) Single Family District on property zoned an A(A) Agricultural District with deed restrictions [Z845-372] on the northeast line of Haymarket Road, southeast of South Saint Augustine Road

Recommendation of Staff: Approval

Recommendation of CPC: Approval

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 33139

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0985

Item Z11: Zoning Case Z245-135(LC) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting an R-7.5(A) Single Family District on property zoned an A(A) Agricultural District with deed restrictions [Z845-372] on the northeast line of Haymarket Road, southeast of South Saint Augustine Road

Recommendation of Staff: Approval

Recommendation of CPC: Approval

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 33140

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0986

Item Z12: Zoning Case Z245-159(LC/MB) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a metal salvage facility on property zoned an IM Industrial Manufacturing District, on the north side of Singleton Boulevard, between Pluto Street and Norwich Street

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

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

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 33141

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0987

Item Z13: Zoning Case Z245-166(TB) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting an LI Light Industrial District on property zoned an A (A) Agricultural District, on the southeast line of Telephone Road, east of North Dallas Avenue

Recommendation of Staff: Approval

Recommendation of CPC: Approval

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 33142

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0988

Item Z14: Zoning Case Z245-169(LG) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting the removal of a D Liquor Control Overlay on property zoned Planned Development District No. 9 with a D Liquor Control Overlay, on the northeast line of Fairmont Street, southeast of Mahon Street

Recommendation of Staff: Approval

Recommendation of CPC: Approval

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 33143

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0989

Item Z15: Zoning Case Z245-173(LG) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge or tavern on property zoned a CR Community Retail District, on the northeast line of North Fitzhugh Avenue, northwest of Bryan Street

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

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

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

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

No one addressed the city council on the item.

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

- The SUP [Specific Use Permit] is approved for a three-year period with no automatic renewals.

Motion seconded Deputy Mayor Pro Tem Bazaldua and unanimously amended. (Johnson, Arnold, Blackmon absent when vote taken)

Assigned ORDINANCE NO. 33144

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0990

Item Z16: Zoning Case Z245-175(MB) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting an NO(A) Neighborhood Office District on property zoned an R-7.5(A) Single Family District, on the north line of West Jefferson Boulevard, east of North Tennant Street

Recommendation of Staff: Approval

Recommendation of CPC: Approval

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 33145

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0991

Item Z17: Zoning Case Z245-201(JA/TZ) [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Tracts C and C-1 within Planned Development District No. 24, on the southeast corner of Rolling Hills Lane and Waterfall Way and on the west line of Waterfall Way, between Rolling Hills Lane and Brookgreen Drive

Recommendation of Staff: Approval, subject to amended conditions

Recommendation of CPC: Approval, subject to amended conditions

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 33146

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0992

Item Z18: Zoning Case Z245-219(SM) [Consent Zoning Docket]

A public hearing to receive comments regarding an application to amend the site plan for a transit passenger station or transfer center on property zoned an MU-3 Mixed Use District, on the north line of East Mockingbird Lane, between North Central Expressway and Greenville Avenue and a resolution granting the amendment

Recommendation of Staff: Approval

Adopted as part of the consent zoning docket.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0993

ZONING CASES - UNDER ADVISEMENT – INDIVIDUAL

Item Z19: Zoning Case Z234-329(LC)

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

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

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

Note: This item was deferred by the City Council at the public hearing on March 26, 2025, and is scheduled for consideration on June 11, 2025.

No one addressed the city council on the item.

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

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0994

ZONING CASES - UNDER ADVISEMENT – INDIVIDUAL

Item Z20: Zoning Case Z245-109(SM)

A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a private recreation center, club, or area on property in an NS(A) Neighborhood Service District, on the west line of Marsh Lane, south of Monet Place

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

Note: This item was deferred by the City Council at the public hearing on April 9, 2025, and is scheduled for consideration on June 11, 2025.

The following individual addressed the city council on the item:

Jason Chen, 3120 Golden Springs Dr., Plano, TX

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

- The private recreation center, club, or area must close nightly by 10:00 p.m.
- The masonry screening fence along the north property line is increased from six feet to eight feet in height.

and pass the ordinance.

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

Assigned ORDINANCE NO. 33147

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0995

ZONING CASES - UNDER ADVISEMENT – INDIVIDUAL

Item Z21: Zoning Case Z245-125(LC)

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

Note: This item was deferred by the City Council at the public hearing on May 28, 2025, and is scheduled for consideration on June 11, 2025.

The following individuals addressed the city council on the item:

Gladys Marquez, 3601 Tinlane Way, Garland, TX
Tsai Marquez, 1825 Crest Ridge Dr.

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

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0996

MISCELLANEOUS HEARINGS

Item PH1: A public hearing to receive comments on a proposed municipal setting designation to prohibit the use of groundwater as potable water beneath property owned by CHIPT Dallas Lawnview, L.P. generally located near the intersection of Lawnview Avenue and Forney Road and adjacent street rights-of-way; and an ordinance authorizing support of the issuance of a municipal setting designation to CHIPT Dallas Lawnview, L.P. by the Texas Commission on Environmental Quality and prohibiting the use of groundwater beneath the designated property as potable water - Financing: No cost consideration to the City

Recommendation of Staff: Approval

The city secretary read the following statement into the record:

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

The following individual addressed the city council on the item:

Paul Rodusky, 3030 LBJ Fwy., representing CHIPT Dallas Lawnview, L.P.

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

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

Assigned ORDINANCE NO. 33148

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JUNE 11, 2025

25-0997

MISCELLANEOUS HEARINGS

Item PH2: A public hearing to receive comments on a proposed municipal setting designation to prohibit the use of groundwater as potable water beneath properties owned by Baylor Scott & White Health and Dallas Area Rapid Transit (list attached to the Agenda Information Sheet) generally located along Haskell Avenue, Swiss Avenue, CBD Fair Park Link, and Elm Street and adjacent street rights-of-way; and an ordinance authorizing support of the issuance of a municipal setting designation to Baylor Scott & White Health by the Texas Commission on Environmental Quality and prohibiting the use of groundwater beneath the designated property as potable water - Financing: No cost consideration to the City

Recommendation of Staff: Approval

The city secretary read the following statement into the record:

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

The following individuals addressed the city council on the item:

Walter Cassity, 6854 Coronado Ave., representing Baylor Scott & White Health
Marwan Salameh, 9816 Sota Grande Dr., Plano, TX, representing Baylor Scott & White Health

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

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

Assigned ORDINANCE NO. 33149

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, JUNE 11, 2025

EXHIBIT C