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**CITY SECRETARY  
DALLAS, TEXAS**

**City of Dallas**

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

*Public Notice*

250801

POSTED CITY SECRETARY  
DALLAS, TX



**COUNCIL AGENDA**

**September 10, 2025**

**9:00 AM**

(For General Information and Rules of Courtesy, Please See Opposite Side.)

(La Información General Y Reglas De Cortesía Que Deben Observarse

Durante Las Asambleas Del Consejo Municipal Aparecen En El Lado Opuesto, Favor De Leerlas.)

## **General Information**

The Dallas City Council regularly meets on Wednesdays beginning at 9:00 a.m. in the Council Chambers, 6th floor, City Hall, 1500 Marilla. Council agenda meetings are broadcast live on [bit.ly/cityofdallastv](http://bit.ly/cityofdallastv) and on Time Warner City Cable Channel 16. Briefing meetings are held the first and third Wednesdays of each month. Council agenda (voting) meetings are held on the second and fourth Wednesdays. Anyone wishing to speak at a meeting should sign up with the City Secretary's Office by calling (214) 670-3738 by 5:00 p.m. of the last regular business day preceding the meeting. Citizens can find out the name of their representative and their voting district by calling the City Secretary's Office.

Sign interpreters are available upon request with a 48-hour advance notice by calling (214) 670-5208 V/TDD. The City of Dallas is committed to compliance with the Americans with Disabilities Act. **The Council agenda is available in alternative formats upon request.**

If you have any questions about this agenda or comments or complaints about city services, call 311.

## **Rules of Courtesy**

City Council meetings bring together citizens of many varied interests and ideas. To insure fairness and orderly meetings, the Council has adopted rules of courtesy which apply to all members of the Council, administrative staff, news media, citizens and visitors. These procedures provide:

- That no one shall delay or interrupt the proceedings, or refuse to obey the orders of the presiding officer.
- All persons should refrain from private conversation, eating, drinking and smoking while in the Council Chamber.
- Posters or placards must remain outside the Council Chamber.
- No cellular phones or audible beepers allowed in Council Chamber while City Council is in session.

"Citizens and other visitors attending City Council meetings shall observe the same rules of propriety, decorum and good conduct applicable to members of the City Council. Any person making personal, impertinent, profane or slanderous remarks or who becomes boisterous while addressing the City Council or while attending the City Council meeting shall be removed from the room if the sergeant-at-arms is so directed by the presiding officer, and the person shall be barred from further audience before the City Council during that session of the City Council. If the presiding officer fails to

## **Información General**

El Ayuntamiento de la Ciudad de Dallas se reúne regularmente los miércoles en la Cámara del Ayuntamiento en el sexto piso de la Alcaldía, 1500 Marilla, a las 9 de la mañana. Las reuniones informativas se llevan a cabo el primer y tercer miércoles del mes. Estas audiencias se transmiten en vivo por la [bit.ly/cityofdallastv](http://bit.ly/cityofdallastv) y por cablevisión en la estación *Time Warner City Cable* Canal 16. El Ayuntamiento Municipal se reúne en el segundo y cuarto miércoles del mes para tratar asuntos presentados de manera oficial en la agenda para su aprobación. Toda persona que desee hablar durante la asamblea del Ayuntamiento, debe inscribirse llamando a la Secretaría Municipal al teléfono (214) 670-3738, antes de las 5:00 pm del último día hábil anterior a la reunión. Para enterarse del nombre de su representante en el Ayuntamiento Municipal y el distrito donde usted puede votar, favor de llamar a la Secretaría Municipal.

Intérpretes para personas con impedimentos auditivos están disponibles si lo solicita con 48 horas de anticipación llamando al (214) 670-5208 (aparato auditivo V/TDD). La Ciudad de Dallas se esfuerza por cumplir con el decreto que protege a las personas con impedimentos, *Americans with Disabilities Act*. **La agenda del Ayuntamiento está disponible en formatos alternos si lo solicita.**

Si tiene preguntas sobre esta agenda, o si desea hacer comentarios o presentar quejas con respecto a servicios de la Ciudad, llame al 311.

## **Reglas de Cortesía**

Las asambleas del Ayuntamiento Municipal reúnen a ciudadanos de diversos intereses e ideologías. Para asegurar la imparcialidad y el orden durante las asambleas, el Ayuntamiento ha adoptado ciertas reglas de cortesía que aplican a todos los miembros del Ayuntamiento, al personal administrativo, personal de los medios de comunicación, a los ciudadanos, y a visitantes. Estos reglamentos establecen lo siguiente:

- Ninguna persona retrasara o interrumpirá los procedimientos, o se negara a obedecer las órdenes del oficial que preside la asamblea.
- Todas las personas deben abstenerse de entablar conversaciones, comer, beber y fumar dentro de la cámara del Ayuntamiento.
- Anuncios y pancartas deben permanecer fuera de la cámara del Ayuntamiento.
- No se permite usar teléfonos celulares o enlaces electrónicos (*paggers*) audibles en la cámara del Ayuntamiento durante audiencias del Ayuntamiento Municipal

"Los ciudadanos y visitantes presentes durante las asambleas del Ayuntamiento Municipal deben de obedecer las mismas reglas de comportamiento, decoro y buena conducta que se aplican a los miembros del Ayuntamiento Municipal. Cualquier persona que haga comentarios impertinentes, utilice vocabulario obsceno o difamatorio, o que al dirigirse al Ayuntamiento lo haga en forma escandalosa, o si causa disturbio durante la asamblea del

act, any member of the City Council may move to require enforcement of the rules, and the affirmative vote of a majority of the City Council shall require the presiding officer to act." Section 3.3(c) of the City Council Rules of Procedure.

Ayuntamiento Municipal, será expulsada de la cámara si el oficial que este presidiendo la asamblea así lo ordena. Además, se le prohibirá continuar participando en la audiencia ante el Ayuntamiento Municipal. Si el oficial que preside la asamblea no toma acción, cualquier otro miembro del Ayuntamiento Municipal puede tomar medidas para hacer cumplir las reglas establecidas, y el voto afirmativo de la mayoría del Ayuntamiento Municipal precisara al oficial que este presidiendo la sesión a tomar acción." Según la sección 3.3(c) de las reglas de procedimientos del Ayuntamiento.

## **Handgun Prohibition Notice for Meetings of Governmental Entities**

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

*"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistol oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."*

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

*"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."*

"Pursuant to Section 46.03, Penal Code (places weapons prohibited), a person may not carry a firearm or other weapon into any open meeting on this property."

*"De conformidad con la Sección 46.03, Código Penal (coloca armas prohibidas), una persona no puede llevar un arma de fuego u otra arma a ninguna reunión abierta en esta propiedad."*

**AGENDA  
CITY COUNCIL MEETING  
WEDNESDAY, SEPTEMBER 10, 2025  
ORDER OF BUSINESS**

The City Council meeting will be held by videoconference and in the Council Chambers, 6th Floor at City Hall. Individuals who wish to speak in accordance with the City Council Rules of Procedure must sign up with the [City Secretary's Office](#).

The public may attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person.

The following videoconference link is available to the public to listen to the meeting and Office of Communications & Customer Experience/311 will also stream the City Council meeting on Spectrum Cable Channel 16 and [bit.ly/cityofdallastv](https://dallascityhall.com):

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m18fa21c58756806e310dcbf5762e7dc2>

Public hearings will not be heard before 1:00 p.m.

INVOCATION AND PLEDGE OF ALLEGIANCE

OPEN MICROPHONE

MINUTES	Item 1
CONSENT AGENDA	Items 2-27
ITEMS FOR INDIVIDUAL CONSIDERATION	Items 28-31
ADDDITIONS	Items 32-34
ZONING	Items Z1-Z4
PUBLIC HEARINGS AND RELATED ACTIONS	Item PH1

NOTE: A revised order of business may be posted prior to the date of the council meeting if necessary.

Invocation and Pledge of Allegiance

Agenda Item/Open Microphone Speakers

## **VOTING AGENDA**

1. [25-2387A](#) Approval of Minutes of the August 27, 2025 City Council Meeting

## **CONSENT AGENDA**

### **VIBRANT**

#### **Park & Recreation Department**

2. [25-2606A](#) Authorize a construction services contract from the U.S. Department of Housing and Urban Development Community Development Block Grant - Disaster Recovery Fund to replace the existing Coconut Cove water play feature in its entirety, replacing with a new Vortex Elevation system with 16 decks, 55 interactive water features, six family waterslides, and three super splash dump features with Kraftsman LP dba Kraftsman Commercial Playgrounds and Water Parks through the Texas Association of School Boards (BuyBoard) Cooperative Agreement Contract No. 679-22 for Bahama Beach Waterpark located at 1895 Campfire Circle - Not to exceed \$ 2,504,498.00 - Financing: CDBG-Disaster Recovery Fund (\$1,600,000.00) and Parkland Dedication Program Fund (\$904,498.00)

**Attachments:** [Map](#)  
[Resolution](#)

### **GROWING**

#### **Department of Planning and Development**

3. [25-2553A](#) An ordinance authorizing a correction to Ordinance No. 33121, previously approved on May 28, 2025, which amended Planned Development District No. 468 to correct Section 51P-468.109.6.(b)(2), by adding a missing provision regulating a boutique hotel - Financing: No cost consideration to the City

**Attachments:** [Map](#)  
[Ordinance](#)

**SUSTAINABLE****Dallas Water Utilities Department**

4. [25-2299A](#) Authorize a professional services contract with Gresham Smith to provide engineering services for the evaluation and design of erosion control improvements at five locations (list attached to Agenda Information Sheet) - Not to exceed \$349,317.50 - Financing: Flood Protection and Stormwater Drainage (C) Fund (2024 General Obligation Bond Fund) (\$334,182.50) and (2025 Certificate of Obligation Fund) (\$15,135.00)

**Attachments:** [List](#)  
[Maps](#)  
[Resolution](#)

5. [25-2335A](#) Authorize a professional services contract with Gupta & Assoc. Inc., to provide engineering services associated with the preparation of a comprehensive strategic plan to standardize and enhance the Supervisory Control and Data Acquisition systems for the Dallas Water Utilities Department Water Treatment Facilities - Not to exceed \$1,916,897.80 - Financing: Water Construction Fund (\$1,000,000.00), Water Capital Improvement G Fund (\$716,897.80) and Water Capital Improvement F Fund (\$200,000.00)

**Attachments:** [Map](#)  
[Resolution](#)

6. [25-2328A](#) Authorize a professional services contract with HDR Engineering, Inc. to provide engineering services required for a comprehensive Per- and Polyfluoroalkyl Substances assessment at Dallas Water Utilities Water Treatment Plants - Not to exceed \$2,999,848.00 - Financing: Water Capital Improvement G Fund

**Attachments:** [Maps](#)  
[Resolution](#)  
[Memorandum](#)

7. [25-2536A](#) Authorize a five-year Interlocal Agreement between Dallas College and the Dallas Police Department, the Dallas Water Utilities Department, and the Department of Equipment and Fleet Management through the Caruth Police Institute at Dallas College to provide law enforcement and leadership training for sworn and civilian staff in the field of government - Not to exceed \$1,161,618.00 - Financing: Dallas Water Utilities Fund (\$499,994.00) DCCCD El Centro Police Training Reimb Fund (\$533,606.00) and Equipment and Fleet Management Fund (\$128,018.00) (subject to annual appropriations)

**Attachments:** [Resolution](#)

8. [25-2534A](#) Authorize a five-year service agreement for Stormwater Information Management System upgrade, maintenance, billing transition, and support services for the Dallas Water Utilities Department with Raffetis Financial Consultants, Inc. - in an estimated amount of \$2,590,510.00 - Financing: Stormwater Drainage Management Fund \$2,590,510.00 (subject to annual appropriations)

**Attachments:** [Resolution](#)

9. [25-2444A](#) Authorize (1) an increase in appropriations in an amount not to exceed \$2,265,563.40 in the Wastewater Construction Fund; (2) an increase in appropriations in an amount not to exceed \$2,221,321.60 in the Water Construction Fund; and (3) a construction services contract for water and wastewater main improvements at 24 locations (list attached to the Agenda Information Sheet) - Camino Construction, LP, lowest responsible bidder of seven - Not to exceed \$14,476,723.00 - Financing: Wastewater Construction Fund (~~\$2,112,358.40~~ [\\$2,265,563.40](#)), Water Construction Fund (\$2,221,321.60), ~~Wastewater Construction Fund (\$153,205.00)~~, Wastewater Capital Improvement F Fund (\$2,427,562.77), Water (Drinking Water) - TWDB 2020 Fund (\$3,305,811.07), Water (Drinking Water) - TWDB 2022 Fund (\$1,018,288.78), Wastewater (Clean Water) - TWDB 2020 Fund (\$3,238,175.38)

**Attachments:** [List](#)  
[Maps](#)  
[Resolution](#)

10. [25-2340A](#) Authorize an increase to the construction services contract with Douglas Dailey Construction, LLC for additional work associated with water and wastewater main replacements at three locations (list attached to Agenda Information Sheet) - Not to exceed \$2,021,220.00, from \$12,849,656.60 to \$14,870,876.60 - Financing: Water Capital Improvement G Fund (\$1,571,220.00) and Wastewater Construction Fund (\$450,000.00)

**Attachments:** [List](#)  
[Maps](#)  
[Resolution](#)

11. [25-2326A](#) Authorize Supplemental Agreement No. 1 to the professional services contract with Burgess & Niple, Inc. to provide additional engineering services necessary for the design of water and wastewater mains and in-line storage at thirteen locations - Not to exceed \$894,361.15, from \$2,754,802.25 to \$3,649,163.40 - Financing: Wastewater Capital Improvement G Fund (\$854,361.15) and Water Construction Fund (\$40,000.00)

**Attachments:** [List](#)  
[Maps](#)  
[Resolution](#)

#### Department of Transportation and Public Works

12. [25-2519A](#) Authorize Contract Amendment No. 1 to the construction services contract with XIT Paving & Construction, Inc. for the construction of the Five Mile Infrastructure Improvements Package A Project to increase the contract amount in the amount of \$842,353.00 (list attached to the Agenda Information Sheet) - Not to exceed \$842,353.00, from \$11,564,976.75 to \$12,407,329.75 - Financing: Wastewater Construction Fund (\$115,880.00), Water Construction Fund (\$232,793.00), and 2024B Certificates of Obligation Fund (\$493,680.00)

**Attachments:** [List](#)  
[Maps](#)  
[Resolution](#)

13. [25-2527A](#) Authorize an Advance Funding Agreement with the Texas Department of Transportation (TxDOT) in the amount of \$3,530,454.18 for a U.S. Department of Transportation Federal Highway Administration 2022 Highway Safety Improvement Program grant (Agreement No. CSJ 0091-06-062, etc., Assistance Listing No. 20.205) in the amount of \$2,788,567.90 as federal participation for construction, \$371,618.79 as state participation for construction, direct state cost, and indirect state cost, and \$370,267.49 (\$160,267.49 for direct state cost paid to TxDOT and an estimated \$210,000.00 for design) plus any cost overruns as local participation to construct traffic signal improvements at six locations (list attached to Agenda Information Sheet) - Total amount of \$160,267.49 - Financing: Street and Transportation (A) Fund (2024 General Obligation Bond Fund)

**Attachments:** [List](#)  
[Map](#)  
[Resolution](#)

14. [25-2327A](#) Authorize an amendment to Resolution No. 23-0822, previously approved on June 14, 2023, for the 2024 Barrier-Free Ramp Improvements along Dallas Area Rapid Transit (DART) Bus Routes, in the amount of \$4,444,455.00, from \$33,942,245.00 to \$38,386,700.00 with Estrada Concrete Company, LLC for the additional barrier free ramp and sidewalk improvements needed - Financing: DART Transportation Projects Fund

**Attachments:** [Map](#)  
[Resolution](#)

## **CORE**

### **Department of Facilities and Real Estate Management**

15. [25-2579A](#) An ordinance abandoning an alley and a portion of Kelley Avenue to Low Ervay, LLC, the abutting owner, containing a total of approximately 27,421 square feet of land, located near the intersection of Kelly Avenue and Saint Paul Street; and authorizing the quitclaim and providing for the dedication of a total of 3,007 square feet of needed land for a street easement - Revenue: General Capital Reserve Fund (\$1,192,705.00) General Fund (\$20,000.00), plus the \$20.00 ordinance publication fee

**Attachments:** [Map](#)  
[Ordinance](#)  
[Exhibit A](#)  
[Exhibit B](#)  
[Exhibit C](#)

16. [25-2576A](#) An ordinance abandoning an alley to Forest Forward and Forest Theater, LLC, the abutting owner, containing approximately 3,011 square feet of land, located near the intersection of South Central Expressway and Peabody Avenue; and authorizing the quitclaim - Revenue: General Capital Reserve Fund (\$9,809.00) and General Fund (\$20,000.00), plus the \$20.00 ordinance publication fee

**Attachments:** [Map](#)  
[Ordinance](#)  
[Exhibit A](#)  
[Exhibit B](#)

17. [25-2577A](#) An ordinance granting a private license to Santa Fe IV Hotel, LP, for the use of a total of approximately 2,372 square feet of land and aerial space to occupy, maintain and utilize an existing premise blade sign with illumination, subsurface basement, stairs and handrail on portions of Young and Marilla Streets rights-of-way located near its intersection with De Soto Street - Revenue: General Fund \$9,714.00 annually, plus the \$20.00 ordinance publication fee

**Attachments:** [Map](#)  
[Ordinance](#)  
[Exhibit A](#)  
[Exhibit B](#)

18. [25-2599A](#) Authorize a seven-year lease agreement with 10485 Olympic, LLC, for approximately 15,000 square feet of office and warehouse space located at 10485 Olympic Drive, for the Emergency Medical Services Division of the Dallas Fire-Rescue Department, for the period October 1, 2025 through September 30, 2032 - Not to exceed \$1,539,234.24 - Financing: General Fund (subject to annual appropriations)

**Attachments:** [Map](#)  
[Resolution](#)

19. [25-2598A](#) Authorize settlement in lieu of proceeding further with condemnation in the condemnation suit styled City of Dallas vs. AT&T Inc., formerly known as Southwestern Bell Telephone Company, for acquisition from AT&T Inc., formerly known as Southwestern Bell Telephone Company of approximately 52,059 square feet of land located near the intersection of Lombardy Lane and Brockbank Drive for the Fire Station No. 43 Replacement Project - Not to exceed \$61,000.00 increased from \$1,109,060.00 (\$1,100,000.00 plus closing costs and title expenses not to exceed \$9,060.69) to \$1,170,060.69 (\$1,160,747.00 plus closing costs and title expenses not to exceed \$9,313.69) - Financing: Public Safety (G) Fund

**Attachments:** [Map](#)  
[Resolution](#)

20. [25-2521A](#) Authorize the ratification of an emergency change order to the work order for roof replacement at the Dallas Municipal Court located at 2014 Main Street with Brown and Root Industrial Services, LLC under the existing job order services contract, previously approved on March 8, 2023, by Resolution No. 23-0355, to include emergency protective measures in response to interior flooding caused by a severe rain event on July 9, 2025 - Not to exceed \$9,996.00 - Financing: Capital Construction Fund

**Attachments:** [Map](#)  
[Resolution](#)

21. [25-2498A](#) Authorize an increase to the construction services with Phoenix I Restoration and Construction, LLC, for the demolition of the existing façade, full Exterior Insulation and Finish System replacement, and replacement of all sheathing at the Family Gateway North facility located near the intersection of Preston Road and President George Bush Turnpike - Not to exceed \$1,350,000.00 - Financing: FY 2025-26 Community Development Block Grant Fund

**Attachments:** [Map](#)  
[Resolution](#)

#### Office of Procurement Services

22. [25-2310A](#) Authorize (1) the rejection of proposals received for maintenance and support of various enterprise commercial off-the-shelf software products for the Department of Information and Technology Services; and (2) the re-advertisement for a new solicitation - Financing: No cost consideration to the City

**Attachments:** [Resolution](#)

23. [25-2535A](#) Authorize a three-year service contract, with two one-year renewal options, for health savings accounts and flexible spending accounts for City employees and retirees for the Department of Human Resources - ~~Metropolitan Life Insurance Company~~ [Metlife Consumer Services, Inc.](#), most advantageous proposer of seven - Not to exceed \$180,612.00 - Financing: Employee Benefits Fund (subject to annual appropriations)

**Attachments:** [Resolution](#)

24. [25-2607A](#) Authorize a five-year professional services contract for [the audits](#) of the City's financial operations and grant activities for fiscal years ending September 30, 2025 through September 30, 2029 [and certain component units for years ending December 31, 2025 through December 31, 2029](#) - Weaver and Tidwell, LLP dba Weaver, most advantageous proposer of seven - Not to exceed \$4,036,750.00 - Financing: General Fund (\$3,541,750.00), Sanitation Operation Fund (\$7,500.00), Capital Projects Funds (\$12,500.00), Dallas Water Utilities Fund (\$12,500.00), Aviation Fund (\$55,000.00) Dallas Convention Center Hotel Development Corporation (\$110,000.00), Downtown Connection TIF (\$55,000.00), and Dallas Employee Retirement Fund (\$242,500.00) (subject to annual appropriations)

**Attachments:** [Resolution](#)

25. [25-2533A](#) Authorize a five-year service contract in the amount of \$955,600.00, with two one-year renewal options in the amount of \$269,600.00, as detailed in the Fiscal Information section, for actuarial analysis services for the City's uniformed and civilian employee pension plans for the City Controller's Office - Deloitte Consulting LLP, most advantageous proposer of three - Total not to exceed \$1,225,200.00 - Financing: General Fund (subject to annual appropriations)

**Attachments:** [Resolution](#)

26. [25-2329A](#) Authorize a two-year service price agreement for professional employer organization services for citywide use - BE Staffing Solutions LLC, most advantageous proposer of four - Estimated amount of \$1,655,345.00 - Financing: General Fund (\$1,009,760.45), Data Services Fund (\$297,962.10), Dallas Water Utilities Fund (\$148,641.40), Building Inspection Fund (\$82,767.25), Sanitation Operation Fund (\$66,213.80), and Stormwater Drainage Management Fund (\$50,000.00) (subject to annual appropriations)

**Attachments:** [Resolution](#)

#### **CORE - ORGANIZATIONAL SUPPORT**

##### **City Secretary's Office**

27. [25-2580A](#) Authorize a cooperative purchasing agreement for a boards and commissions solution, and a GovQA Public Records Request Management Software with Carahsoft Technology Corporation through the Department of Information Resources cooperative agreement, which is necessary to comply with the Freedom of Information Act for the period October 1, 2025 through December 31, 2026 - Not to exceed \$244,941.97 - Financing: General Fund

**Attachments:** [Resolution](#)

**ITEMS FOR INDIVIDUAL CONSIDERATION****CORE - ORGANIZATIONAL SUPPORT****City Secretary's Office**

28. [25-2371A](#) 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)

**Office of Government Affairs**

29. [25-2586A](#) A resolution to approve the Dallas Fort Worth International Airport Board's FY 2026 budget - Financing: No cost consideration to the City

**Attachments:** [Resolution](#)  
[Exhibit A](#)  
[Exhibit B](#)

**ITEMS FOR FURTHER CONSIDERATION - UNDER ADVISEMENT****VIBRANT****Park & Recreation Department**

30. [25-2680A](#) Authorize (1) a ten-year beverage services contract with PepsiCo Sales Inc. to provide full-service vending, case sales, and fountain pouring rights at Park and Recreation Facilities; (2) establish appropriations in the amount of \$940,038.86; (3) the receipt and deposit revenue generated from this contract in the Imp. Maint. Rep. Programs/Sponsorships; (4) the disbursement of commission to The Superlative Group pursuant to Consultant Contract No. PKR-2021-000017177; and (5) authorize the transfer of 10 percent remaining after commission payment to the Park Endowment Fund - Estimated amount of \$869,535.14 - Financing: Imp. Maint. Rep. Programs/Sponsorships Fund (\$869,535.95) and Park Endowment Fund (\$70,502.91); Estimated Revenue: Imp. Maint. Rep. Programs/Sponsorships \$940,038.86 (This item was deferred on August 13, 2025 and August 27, 2025)

**Attachments:** [Resolution](#)

**CORE - ORGANIZATIONAL SUPPORT****City Manager's Office**

31. [25-2563A](#) An ordinance repealing Ordinance No. 32346, passed by the 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 (This item was deferred on August 13, 2025)

**Attachments:** [Ordinance](#)

**ADDITIONS:****CLOSED SESSION****Personnel Matters (T.O.M.A. Sec. 551.074)**

32. [25-2640A](#) Deliberate the appointment, employment, or duties of an interim inspector general and seek the advice of the city attorney on this matter. (T.O.M.A. Sec. 551.071)

**OTHER ITEMS FOR INDIVIDUAL CONSIDERATION****VIBRANT****Office of Equity and Inclusion**

33. [25-2603A](#) Authorize the **(1)** acceptance of the FY 2025-26 grant from the U.S. Department of Housing and Urban Development (HUD) for the Fair Housing Assistance Program in an amount not to exceed \$250,000.00 (subject to grant award), to process, investigate and conciliate housing discrimination complaints, administrative costs and HUD required staff training for the period October 1, 2025 through September 30, 2026; **(2)** establishment of appropriations in an amount not to exceed \$250,000.00 (subject to grant award) in the HUD FY25 Fair Housing Assistance Program FY26 Fund; **(3)** receipt and deposit of grants funds in an amount not to exceed \$250,000.00 (subject to grant award) in the HUD FY25 Fair Housing Assistance Program FY26 Fund; and **(4)** execution of the Fair Housing Assistance Program Grant and the Cooperative Agreement and all terms, conditions, and documents required by the grant agreement - Total not to exceed \$250,000.00 (subject to grant award) - Financing: HUD FY25 Fair Housing Assistance Program FY26 Fund

**Attachments:** [Resolution](#)

**GROWING****Office of Economic Development**

34. [25-2636A](#) Authorize an amendment of the tax increment financing (“TIF”) development agreement (“Agreement”) executed pursuant to Resolution No. 20-1480, previously approved on September 23, 2020 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 subordinate the Deed Restrictions (in favor of the City) to Bellwether Enterprise Mortgage Investments, LLC (“Bellwether” or “Lender”) and Owner/Developer and amend the Agreement and Deed Restrictions to terminate the City’s recapture of the TIF Subsidy in the event of a default, and in consideration, extend the Affordability Period as defined in the Agreement and Deed Restrictions by an additional five years from fifteen years to twenty years, approved as to form by the City Attorney, to facilitate the permanent financing loan to be provided by Lender 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 Avenue in Tax Increment Reinvestment Zone Number Fifteen (“Fort Worth Avenue TIF District”) - Financing: No cost consideration to the City

**Attachments:** [Map](#)  
[Resolution](#)

## PUBLIC HEARINGS AND RELATED ACTIONS

### GROWING

#### ZONING CASES - CONSENT

#### **Department of Planning and Department**

- Z1. [25-2520A](#) A public hearing to receive comments regarding a City Plan Commission authorized hearing to determine the proper zoning on property zoned Planned Development District No. 842 with Specific Use Permit No. 1879 for a late-hours establishment, on the east line of Greenville Avenue, north of La Vista Road, south of Oram Road and with consideration to be given to evaluating whether Specific Use Permit No. 1879 is compatible with adjacent property and consistent with the character of the neighborhood and an ordinance granting the repeal of Specific Use Permit No. 1879

Recommendation of Staff: **Repeal** Specific Use Permit No. 1879 for a late-hours establishment limited to an alcoholic beverage establishment operated as a bar, lounge, or tavern

Recommendation of CPC: **Repeal** Specific Use Permit No. 1879 for a late-hours establishment limited to an alcoholic beverage establishment operated as a bar, lounge, or tavern

Z234-289(TB)

**Attachments:** [Case Report](#)

- Z2. [25-2567A](#) A public hearing to receive comments regarding an application for and an ordinance granting MU-1 Mixed Use District on property zoned IR Industrial Research District and Planned Development District 525 with Specific Use Permit 98, on the east line of Stone Mesa Drive and the west line of Pinnacle Park Boulevard, between Rock Quarry Road and Pinnacle Point Drive

Recommendation of Staff: Approval

Recommendation of CPC: Approval

Z-25-000098(MP)

**Attachments:** [Case Report](#)

- Z3. [25-2595A](#) A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 153, on the southwest line of Lemmon Avenue, between Carlisle Street and Cole Avenue  
Recommendation of Staff: Approval, subject to a development plan and staff's recommended conditions  
Recommendation of CPC: Approval, subject to a development plan and conditions  
Z245-126(LC/MP) / Z-25-000074

**Attachments:** [Case Report](#)

#### ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL

- Z4. [25-2681A](#) A public hearing to receive comments regarding an application for and an ordinance granting a CS Commercial Service District and a resolution accepting deed restrictions volunteered by the applicant on property zoned Planned Development District No. 635, on the north side of Royal Lane, between Newkirk Street and Goodnight Lane  
Recommendation of Staff: Approval  
Recommendation of CPC: Approval, subject to deed restrictions volunteered by the applicant  
Z245-174(LC)  
Note: This item was deferred by the City Council at public hearings on June 25, 2025, August 13, 2025, and August 27, 2025, and is scheduled for consideration on September 10, 2025.

**Attachments:** [Case Report](#)

#### MISCELLANEOUS HEARINGS

##### VIBRANT

##### **Park & Recreation Department**

- PH1. [25-2605A](#) A public hearing to receive comments on **(1)** re-adopting and continuing in effect Chapter 12, "City Youth Program Standards of Care," of the Dallas City Code, to re-establish standards of care for certain city youth programs in compliance with state law; and, **(2)** at the close of the public hearing; approving of an ordinance to re-adopt Chapter 12 of the Dallas City Code - Financing: No cost consideration to the City

**Attachments:** [Resolution](#)

**EXECUTIVE SESSION NOTICE**

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex Govt. Code §551.089]