

# **City of Dallas**

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



## **ANNOTATED COUNCIL AGENDA**

**September 10, 2025**

**9:18 A.M. – 3:51 P.M.**

**[25-1430; HELD]**

Invocation and Pledge of Allegiance

Agenda Item/Open Microphone Speakers  
**[25-1431]**

### **VOTING AGENDA**

1. Approval of Minutes of the August 27, 2025 City Council Meeting  
**[25-1432; HELD]**

### **CONSENT AGENDA** **[25-1433; APPROVED]**

### **VIBRANT**

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

2. 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)  
**[25-1434; APPROVED]**

### **GROWING**

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

3. 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  
**[25-1435; APPROVED; ORDINANCE 33220]**

### **SUSTAINABLE**

#### **Dallas Water Utilities Department**

4. 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)  
**[25-1436; APPROVED]**

5. 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)  
**[25-1437; APPROVED]**
6. 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  
**[25-1438; APPROVED]**
7. 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)  
**[25-1439; APPROVED]**
8. 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 Raftelis 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)  
**[25-1440; APPROVED]**
9. 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)  
**[25-1441; CORRECTED; APPROVED]**

10. 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)  
**[25-1442; APPROVED]**
11. 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)  
**[25-1443; APPROVED]**

### Department of Transportation and Public Works

12. 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)  
**[25-1444; APPROVED]**
13. 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)  
**[25-1445; APPROVED]**
14. 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  
**[25-1446; APPROVED]**

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

15. 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  
**[25-1447; APPROVED; ORDINANCE 33221]**
16. 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  
**[25-1448; APPROVED; ORDINANCE 33222]**
17. 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  
**[25-1449; APPROVED; ORDINANCE 33223]**
18. 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)  
**[25-1450; APPROVED AS AN INDIVIDUAL ITEM]**
19. 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  
**[25-1451; APPROVED]**

20. 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  
**[25-1452; APPROVED]**
21. 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  
**[25-1453; APPROVED]**

### Office of Procurement Services

22. 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  
**[25-1454; APPROVED]**
23. 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)  
**[25-1455; CORRECTED; APPROVED]**
24. 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)  
**[25-1456; CORRECTED; APPROVED AS AN INDIVIDUAL ITEM]**

25. 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)  
**[25-1457; APPROVED]**
26. 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)  
**[25-1458; APPROVED]**

### **CORE - ORGANIZATIONAL SUPPORT**

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

27. 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  
**[25-1459; APPROVED]**

### **ITEMS FOR INDIVIDUAL CONSIDERATION**

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

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

28. Consideration of appointments to boards and commissions and the evaluation and duties of board and commission members (List of nominees is available in the City Secretary's Office)  
**[25-1460; INDIVIDUAL AND FULL COUNCIL APPOINTMENTS MADE TO BOARD AND COMMISSIONS]**

#### **Office of Government Affairs**

29. A resolution to approve the Dallas Fort Worth International Airport Board's FY 2026 budget - Financing: No cost consideration to the City **[25-1461; APPROVED]**

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

30. 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)  
**[25-1462; APPROVED AS AMENDED]**

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

31. 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)  
**[25-1463; APPROVED AS AMENDED; ORDINANCE 33224]**

**ADDITIONS:****CLOSED SESSION****[25-1464; HELD]****Personnel Matters (T.O.M.A. Sec. 551.074)**

32. 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 CONSIDERATIONVIBRANT**Office of Equity and Inclusion**

33. 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  
**[25-1465; APPROVED]**

GROWING**Office of Economic Development**

34. 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  
**[25-1466; APPROVED]**

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PUBLIC HEARINGS AND RELATED ACTIONSGROWINGZONING CASES – CONSENT**[25-1467; APPROVED]****Department of Planning and Department**

- Z1. 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)  
**[25-1468; HEARING CLOSED; APPROVED AS AMENDED; ORDINANCE 33225]**
- Z2. 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)  
**[25-1469; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 33226]**
- Z3. 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  
**[25-1470; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 33227]**

ZONING CASES - UNDER ADVISEMENT – INDIVIDUAL

- Z4. 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.  
**[25-1471; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 33228]**

MISCELLANEOUS HEARINGSVIBRANT**Park & Recreation Department**

- PH1. 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  
**[25-1472; HEARING CLOSED; APPROVED; ORDINANCE 33229]**