

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, SEPTEMBER 10, 2025

25-1430

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

PRESENT: [15] Johnson, Moreno, Willis, West, Gracey, Johnson, Resendez, Cadena, Bazaldua, Blair, Blackmon, Stewart, Roth, Mendelsohn (**9:28 a.m.), Ridley

ABSENT: [0]

The meeting was called to order at 9:18 a.m. with a quorum of the city council present.

The invocation was given by Councilmember Zarin Gracey.

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

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

The meeting recessed at 11:27 p.m. to closed session and reconvened to open session at 1:06 p.m. (Blair (**1:08p.m.), Mendelsohn (**1:12 p.m.))

After all business properly brought before the city council had been considered, the city council adjourned at 3:51 p.m.

Mayor

ATTEST:

City Secretary

Date Approved

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

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

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

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

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

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, SEPTEMBER 10, 2025

EXHIBIT A

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, SEPTEMBER 10, 2025

EXHIBIT B

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 10, 2025

25-1431

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: James Collet, 6424 Mimosa Ln.
SUBJECT: Trach collection from alley to curb

SPEAKER: Susan Parker, 4509 Hallmark Dr.
SUBJECT: Sanitation Department alley trash

SPEAKER: Jeffrey Helfrich, 4432 Hockaday Dr.
SUBJECT: Sanitation Department alley trash

SPEAKER: John Alban, 6131 Mimosa Ln.
SUBJECT: Alley trash pickup

SPEAKER: Bruce Orr, 5639 Willow Ln.
SUBJECT: Alley trash pickup

Councilmember Willis moved to suspend the City Council Rules of Procedure [Sec. 6.3(f)] to allow Dallas residents registered to speak an opportunity to address the city council; there was no objection voiced by the city council.

SPEAKER: Nora Soto, 1418 Claude St.
SUBJECT: Budget

SPEAKER: Jennifer Uygur, 415 N. Montclair Ave.
SUBJECT: Protesting change of trash pickup

SPEAKER: Carol Hagler, 417 N. Montclair Ave.
SUBJECT: Alley trash pickup

SPEAKER: Jeris Queen, 6123 Sul Ross Ln.
SUBJECT: Keep alley trash

SPEAKER: Alexander Stein, 7509 Inwood Rd.
SUBJECT: City issues

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

25-1431

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OPEN MICROPHONE – END OF MEETING:

SPEAKER: Robert Ross, 111 Meadowbend Dr., Cedar Hill, TX
SUBJECT: Proposition U

SPEAKER: Deloris Phillips, 3001 E. Avenue K, Grand Prairie, TX
SUBJECT: Premeditated DPD report 0273291-8

SPEAKER: Nakia Douglas, 1125 Normandy Ave., DeSoto, TX
SUBJECT: Community Convening Invitation
REPRESENTING: Dallas Education Collective

SPEAKER: Courtney Scott, Not Provided
SUBJECT: Ban on horse carriages trade
REPRESENTING: Ban Horse Carriages Dallas

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 10, 2025

25-1432

Item 1: Approval of Minutes of the August 27, 2025 City Council Meeting

Councilmember Ridley moved to adopt the minutes as presented.

Motion seconded by Mayor Pro Tem Moreno and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 10, 2025

25-1433

CONSENT AGENDA

The consent agenda consisted of consent agenda items 2-27. Consent agenda items 9, 23 and 24 were corrected.

Councilmember Mendelsohn requested consent agenda items 18 and 24 be considered as individual items later in the meeting; there was no objection voiced by the city council.

Therefore, the consent agenda, consisting of consent agenda items 2-17, 19-23 and 25-27 was presented for consideration.

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

Motion seconded by Councilmember Blackmon and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 10, 2025

25-1434

Item 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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 10, 2025

25-1435

Item 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

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 33220

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 10, 2025

25-1436

- Item 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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 10, 2025

25-1437

Item 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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 10, 2025

25-1438

Item 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 10, 2025

25-1439

Item 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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 10, 2025

25-1440

Item 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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 10, 2025

25-1441

Item 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)

Corrected.

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 10, 2025

25-1442

Item 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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 10, 2025

25-1443

Item 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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 10, 2025

25-1444

Item 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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 10, 2025

25-1445

Item 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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 10, 2025

25-1446

Item 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

Adopted as part of the consent agenda.

*Note: The city secretary clarified that the item only authorizes an increase to the construction services contract with Estrada Concrete Company, LLC, and does **NOT** amend the resolution.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 10, 2025

25-1447

Item 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

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 33221

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 10, 2025

25-1448

Item 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

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 33222

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 10, 2025

25-1449

Item 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

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 33223

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 10, 2025

25-1450

Item 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)

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 Blackmon moved to adopt the item.

Motion seconded by Mayor Pro Tem Moreno and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 10, 2025

25-1451

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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 10, 2025

25-1452

Item 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 10, 2025

25-1453

Item 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

Adopted as part of the consent agenda.

*Note: The city secretary clarified that the total contract value is increasing from \$986,740.00 to \$2,336,740.00.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 10, 2025

25-1454

Item 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 10, 2025

25-1455

Item 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)

Corrected

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 10, 2025

25-1456

Item 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)

Corrected.

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

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

Councilmember Mendelsohn moved to adopt the item.

Motion seconded by Councilmember Blackmon and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 10, 2025

25-1457

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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 10, 2025

25-1458

Item 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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 10, 2025

25-1459

Item 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 10, 2025

25-1460

Item 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)

The city secretary distributed a report showing nominations were received and indicated the nominees met qualifications for service with the term for appointment beginning October 1, 2025 and ending September 30, 2027.

Councilmember Ridley moved to appoint the following:

- Augustine Jalomo, Performing arts/professional expertise, to the Arts & Culture Advisory Commission;
- Jasmine I. Flores, Past experience as a homeless person, to the Citizen Homelessness Commission;
- Joanna L. Hampton to the City Plan and Zoning Commission;
- Eleasia L. Lewis to the Community Development Commission;
- Mary Ellen Smith to the Community Police Oversight Board;
- Rebecca Posten and Paula Day, both General Public, to the Environmental Commission;
- Zandra D. Mendenhall to the Martin Luther King Jr. Community Center Board;
- Andrew D. Nash, II and Lilianna H. Marshall, both Full-Time Students; Dallas County Residents; to the Youth Commission;
- Cheryl Gambow to the Board of Adjustment Alternate Members;
- Pasha K. Heidari to the Reinvestment Zone Eight Board (Design District); and
- Debbie Solis to the Reinvestment Zone Seven Board (Sports Arena)

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

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

25-6240	ACC	ARTS, CULTURE ADVISORY COMMISSION
25-6241	BOX	BOARD OF ADJUSTMENT ALTERNATE MEMBERS
25-6242	CHC	CITIZEN HOMELESSNESS COMMISSION
25-6243	CPC	CITY PLAN AND ZONING COMMISSION
25-6244	CDC	COMMUNITY DEVELOPMENT COMMISSION
25-6245	CPO	COMMUNITY POLICE OVERSIGHT BOARD
25-6246	EVC	ENVIRONMENTAL COMMISSION
25-6247	MLK	MARTIN LUTHER KING JR COMMUNITY CENTER BOARD
25-6248	RZ07	REINVESTMENT ZONE SEVEN BOARD (SPORTS ARENA)
25-6249	RZ08	REINVESTMENT ZONE EIGHT BOARD (DESIGN DISTRICT)
25-6250	YOC	YOUTH COMMISSION

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 10, 2025

25-1461

Item 29: A resolution to approve the Dallas Fort Worth International Airport Board's FY 2026 budget - Financing: No cost consideration to the City

Mayor Pro Tem Moreno moved to adopt the item.

Motion seconded by Councilmember Ridley and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 10, 2025

25-1462

Item 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)

Councilmember Roth moved to adopt the item with the following changes:

- The contract is expected to generate an estimated amount of \$1,140,038.86 in the Improvements, Maintenance, Repairs, and Programs/Sponsorships Fund 0611, over the 10-year contract term; and
- The chief financial officer is authorized to:
 - Disburse a 15 percent commission to The Superlative Group, per the terms of the contract, in an estimated amount of \$141,005.83 from the Improvements, Maintenance, Repairs, and Programs/Sponsorships Fund 0611; and
 - Transfer 10 percent of the remaining revenue after the commission payment to the Park Endowment Fund 0461 in an estimated amount of \$79,903.30 with an estimated amount of \$919,129.73 remaining in Fund 0611.

Motion seconded by Mayor Pro Tem Moreno.

After discussion, Mayor Johnson called a vote on Councilmember Roth's amended motion and declared the item unanimously amended.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 10, 2025

25-1463

Item 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)

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

- the amendment to Section 12B-23 is removed.

Motion seconded by Councilmember West.

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

Assigned ORDINANCE NO. 33224

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 10, 2025

25-1464

CLOSED SESSION

Personnel Matters (T.O.M.A. Sec. 551.074)

Item 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)**

At 11:27 a.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 matter:

Item 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)**

The closed session ended and reconvened to open session at 1:06 p.m. No other matters were discussed during the closed session.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 10, 2025

25-1465

Item 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

Councilmember Johnson moved to adopt the item.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 10, 2025

25-1466

Item 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

Councilmember Cadena moved to adopt the item.

Motion seconded by Councilmember West and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 10, 2025

25-1467

CONSENT ZONING DOCKET

The consent zoning docket consisted of agenda items Z1 – Z3.

Agenda item Z1: Zoning Case Z234-289(TB)

Agenda item Z2: Zoning Case Z-25-000098(MP)

Agenda item Z3: Zoning Case Z245-126(LC/MP)/Z-25-000074

Agenda items Z1 and Z2 were removed from the consent zoning docket to be considered as individual hearings.

Therefore, the consent zoning docket, consisting of agenda item Z3 was presented for consideration.

Agenda item Z3: Zoning Case Z245-126(LC/MP)/Z-25-000074

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 Ridley moved to close the public hearing, accept the recommendation of the city plan commission and pass the ordinance.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 10, 2025

25-1468

Item Z1: Zoning Case Z234-289(TB) [Consent Zoning Docket]

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

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

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

The following individuals addressed the city council on the item:

Micheal Niehuus, 1911 Hope Way, representing Hope Terrance HOA
Kathryn Karneier, 4413 Worth St.
Chad Cobb, 1915 Hope Way
Casie Squires, 5910 Mercedes Ave.
Joshua Back, 1016 Libert St.
Murphy Sayre, 609 S. Goliad St., Rockwall, TX (handout provided)
Santos Martinez, 2489 Camillo Plata Loop, NM
Louis Bradley, 5769 Beltline Rd.
Patricia Morgan, 110 Greenhill Ln., Fate, TX
Abel Mulugheta, 2900 Canton St.

Councilmember Ridley moved to close the public hearing, accept the recommendation of the city plan commission and repeal the SUP [specific use permit].

Motion died due to lack of a second.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

25-1468

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Councilmember Bazaldua moved to close the public hearing and not follow the city plan commission's recommendation to repeal the SUP [Specific Use Permit], but instead approve the SUP for a 2-year period with eligibility for auto renewal for an additional 2-year period.

Motion seconded by Councilmember Resendez.

During discussion, Mayor Pro Tem Moreno moved a subsidiary motion to add the following condition:

- use of subwoofer speakers is prohibited.

Subsidiary motion seconded by Councilmember Blackmon.

Councilmember Mendelsohn moved a secondary subsidiary motion to adopt the SUP [Specific Use Permit] for a 1-year period and no auto renewals.

Secondary subsidiary motion seconded by Councilmember Ridley.

During further discussion, Councilmember Mendelsohn withdrew her secondary subsidiary motion; there was no objection voiced by the city council.

Councilmember Mendelsohn moved another secondary subsidiary motion to adopt the SUP [Specific Use Permit] for a 2-year period and no auto renewals.

Secondary subsidiary motion seconded by Councilmember Ridley.

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

Voting Yes: [7] Mayor Johnson, Willis, West, Stewart,
Roth, Mendelsohn, Ridley

Voting No: [8] Moreno, Gracey, Johnson, Resendez, Cadena,
Bazaldua, Blair, Blackmon

The city secretary declared the secondary subsidiary motion failed.

During further discussion, Councilmember Gracey called the question; there was no objection voiced by the city council.

Mayor Johnson called a vote on Mayor Pro Tem Moreno's subsidiary motion and declared the motion adopted on a divided vote with Councilmember Mendelsohn and Councilmember Ridley voting "No."

Mayor Johnson called a vote on Councilmember Bazaldua's motion as amended by Mayor Pro Tem Moreno and declared the item amended with Councilmember Mendelsohn and Councilmember Ridley voting "No."

Assigned ORDINANCE NO. 33225

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 10, 2025

25-1469

Item Z2: Zoning Case Z-25-000098(MP) [Consent Zoning Docket]

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

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

Motion seconded by Councilmember Resendez

During discussion, Councilmember Bazaldua called the question.

Call seconded by Councilmember Blackmon.

Councilmember Mendelsohn requested a record vote on Councilmember West's motion.

Mayor Johnson called a record vote on Councilmember Bazaldua's call the question:

Voting Yes: [11] Willis, West, Gracey, Johnson, Resendez,
Cadena, Bazaldua, Blair, Blackmon,
Stewart, Roth

Voting No: [4] Mayor Johnson, Moreno, Mendelsohn, Ridley

The city secretary declared the call adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

25-1469

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

Voting Yes: [11] Mayor Johnson, Willis, West, Gracey,
Johnson, Resendez, Cadena, Bazaldua,
Blair, Blackmon, Stewart

Voting No: [4] Moreno, Roth, Mendelsohn, Ridley

The city secretary declared the item adopted.

Assigned ORDINANCE NO. 33226

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 10, 2025

25-1470

Item Z3: Zoning Case Z245-126(LC/MP)/Z-25-000074 [Consent Zoning Docket]

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

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 33227

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 10, 2025

25-1471

ZONING CASES - UNDER ADVISEMENT – INDIVIDUAL

Item Z4: Zoning Case Z245-174(LC)

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

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.

The following individual addressed the city council on the item:

Jonathan Vinson, 6342 Vickery Blvd.

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

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

Assigned ORDINANCE NO. 33228

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

SEPTEMBER 10, 2025

25-1472

MISCELLANEOUS HEARINGS

Item 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

No one addressed the city council on the item.

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

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

Assigned ORDINANCE NO. 33229

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, SEPTEMBER 10, 2025

EXHIBIT C