

City of Dallas

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



ANNOTATED COUNCIL AGENDA

November 12, 2025

9:17 A.M. – 11:30 P.M.

[25-1720; HELD]

Invocation and Pledge of Allegiance

Agenda Item/Open Microphone Speakers
[25-1721]

VOTING AGENDA

1. Approval of Minutes of the October 22, 2025 City Council Meeting
[25-1722; APPROVED]

CONSENT AGENDA
[25-1723; APPROVED]

SAFE

Dallas Police Department

2. Authorize the **(1)** application for and acceptance of a grant from the Texas Office of the Governor, Criminal Justice Division (CJD) for the North Texas Internet Crimes Against Children Grant (Grant No. 2745112) in the amount of \$284,969.84 to provide for one-year funding for the salaries and fringe benefits of two detectives and one police research specialist, to fund training, direct operating expenses to address the problem of technology-facilitated child abuse and exploitation for the period September 1, 2025 through August 31, 2026; **(2)** establishment of appropriations in an amount not to exceed \$284,969.84 in the CJD FY26 Internet Crimes Against Children Grant Fund; **(3)** receipt and deposit of funds in an amount not to exceed \$284,969.84 in the CJD FY26 Internet Crimes Against Children Grant Fund; and **(4)** execution of the grant agreement with CJD and all terms, conditions, and documents required by the agreement - Not to exceed \$284,969.84 - Financing: CJD FY26 Internet Crimes Against Children Grant Fund
[25-1724; APPROVED]
3. Authorize the **(1)** application for and acceptance of a grant from the Texas Office of the Governor Criminal Justice Division (CJD) for the Rifle Resistant Body Armor Grant Program (Grant No. 5485101) in the amount of \$239,808.80 to provide for the purchase of rifle resistant body armor for the Dallas Police Department for the period October 1, 2025 through September 30, 2026; **(2)** establishment of appropriations in an amount not to exceed \$239,808.80 in the CJD FY26 Rifle Resistant Body Armor Grant Fund; **(3)** receipt and deposit of grant funds in an amount not to exceed \$239,808.80 in the CJD FY26 Rifle-Resistant Body Armor Grant Fund; and **(4)** execution of the grant agreement and all terms, conditions, and documents required by the agreement - Not to exceed \$239,808.80 - Financing: CJD FY26 Rifle Resistant Body Armor Grant Fund
[25-1725; APPROVED]
4. Authorize an acquisition contract for the purchase of equipment, parts, and labor to install public safety equipment on the new Airbus H125 helicopter for the Dallas Police Department with Helicopter Services, Inc. through procurement by the General Services Administration Cooperative Purchasing Program – Not to exceed \$3,371,193.00 - Financing: 2025 Master Lease-Equipment Fund (\$3,058,901.00) and Confiscated Monies-Federal-Dept. of Treasury Fund (\$312,292.00)
[25-1726; APPROVED]

5. ~~Authorize a two-year cooperative purchasing agreement for the purchase of concealable and entry vests, alterations, and accessories for the Dallas Police Department with GT Distributors, Inc. through the BuyBoard cooperative agreement – Total not to exceed \$2,982,958.55 – Financing: General Fund (\$2,323,879.97) (subject to annual appropriations), DHS 2024 Homeland Security UASI Fund (\$81,350.84), 2023 Homeland Security Urban Area Security Initiative 24-26 Fund (\$75,418.94) and CJD FY26 Rifle Resistant Body Armor Grant Fund (\$239,808.80)~~
~~*In alignment with Vision Zero Plan.~~
~~[25-1727; DELETED]~~

Office of Emergency Management and Crisis Response

6. Authorize a five-year agreement with the American National Red Cross (Red Cross), the Dallas Chapter - North Texas Region, to permit the temporary use of Park & Recreation Department facilities, as a Red Cross public shelter during a declared or undeclared natural disaster or other condition or event requiring the activation of the disaster relief functions of the Red Cross - Financing: No cost consideration to the City
[25-1728; APPROVED AS AN INDIVIDUAL ITEM]

VIBRANT

Office of Arts and Culture

7. Authorize contracts with cultural organizations for the provision of artist services to the City through the Cultural Organizations Program for the period October 1, 2025 through September 30, 2026 (list attached to Agenda Information Sheet) - Not to exceed \$7,164,665.00 - Financing: General Fund
***In alignment with Cultural Plan.**
[25-1729; APPROVED]

Office of Housing and Community Empowerment

8. A resolution to authorize **(1)** the Dallas Housing Finance Corporation (DHFC or Corporation) to delegate to the Texas Department of Housing and Community Affairs (TDHCA) its authority to issue Qualified Mortgage Revenue Bonds (Bonds) to be administered by the TDHCA through the Texas Homebuyer Program in an amount not to exceed \$61,000,000.00; and **(2)** an assignment agreement between the DHFC and the TDHCA for the assignment of the Bonds - Financing: No cost consideration to the City
***In alignment with Dallas Housing Policy 2033.**
[25-1730; APPROVED]

9. Authorize **(1)** the approval of the City Council of the City of Dallas, to act as the applicable elected representative, as defined by Section 147(f)(2) (E) of the Internal Revenue Code of 1986, as amended (Code), of the issuance of multifamily residential mortgage revenue bonds (Bonds) issued by the City of Dallas Housing Finance Corporation (DHFC or Issuer) in one or more series of tax-exempt bonds in an amount not to exceed \$38,000,000.00; proceeds of the Bonds will be loaned to Tabor Village Limited Partnership and/or its affiliate(s) (collectively referred to as Borrower) to finance a portion of the cost of developing a new construction affordable multifamily complex to be known as Tabor Village, located at 6200 Baraboo Drive, Dallas, Texas 75241 (Development); and **(2)** the approval of the application of the Texas Housing Finance Corporations Act, Chapter 394, Local Government Code (Act), to the property on which the Development will be constructed and the use of proceeds of the Bonds issued by the DHFC pursuant to the Act to finance and construct the Development; a public hearing with respect to the Bonds and the Development was held on October 17, 2025 after reasonable public notice was published in a newspaper of general circulation in the City of Dallas all in compliance with Section 147(f) of the Code - Financing: No cost consideration to the City
***In alignment with Dallas Housing Policy 2033.**
[25-1731; APPROVED]
10. Authorize **(1)** the approval of the City Council of the City of Dallas, to act as the applicable elected representative, as defined by Section 147(f)(2) (E) of the Internal Revenue Code of 1986, as amended (Code), of the issuance of multifamily residential mortgage revenue bonds (Bonds) issued by the City of Dallas Housing Finance Corporation (DHFC or Issuer) in one or more series of tax-exempt bonds in an amount not to exceed \$40,000,000.00; proceeds of the bonds will be loaned to JPI Affordable Acquisition, LLC and/or its affiliate (collectively referred to as Borrower) to finance a portion of the cost of the renovation of units for an affordable multifamily complex to be known as Torrington Forest, located at 7100 South Great Trinity Forest Way, Dallas, Texas 75217 (Development); and **(2)** the approval of the application of the Texas Housing Finance Corporations Act, Chapter 394, Local Government Code (Act), to the property on which the Development will be constructed and the use of proceeds of the Bonds issued by the DHFC pursuant to the Act to finance and construct the Development; a public hearing with respect to the Bonds and the Development was held on October 17, 2025 after reasonable public notice was published in a newspaper of general circulation in the City of Dallas all in compliance with Section 147(f) of the Code - Financing: No cost consideration to the City
***In alignment with Dallas Housing Policy 2033.**
[25-1732; APPROVED]

11. Authorize **(1)** the approval of the City Council of the City of Dallas, to act as the applicable elected representative, as defined by Section 147(f)(2) (E) of the Internal Revenue Code of 1986, as amended (Code), of the issuance of multifamily residential mortgage revenue bonds (Bonds) issued by the City of Dallas Housing Finance Corporation (DHFC or Issuer) in one or more series of tax-exempt bonds in an amount not to exceed \$40,000,000.00; proceeds of the Bonds will be loaned to Westmoreland Townhomes Limited Partnership, and/or its affiliate(s) (collectively referred to as Borrower) to finance a portion of the cost of the construction of an affordable multifamily complex to be known as Westmoreland Townhomes, located at 6600 South Westmoreland Road, Dallas, Texas 75228 (Development); and **(2)** the approval of the application of the Texas Housing Finance Corporations Act, Chapter 394, Local Government Code (Act), to the property on which the Development will be constructed and the use of proceeds of the Bonds issued by the DHFC pursuant to the Act to finance and construct the Development; a public hearing with respect to the Bonds and the Development was held on October 17, 2025 after reasonable public notice was published in a newspaper of general circulation in the City of Dallas all in compliance with Section 147(f) of the Code - Financing: No cost consideration to the City
***In alignment with Dallas Housing Policy 2033.**
[25-1733; APPROVED]
12. Authorize the City Manager to execute a two-year agreement with two two-year renewal options, approved as to form by the City Attorney, with Volunteers of America Texas, Inc. and/or its affiliate for the administration, management, and implementation of the Home Improvement and Preservation Program - Not to exceed \$13,074,846.95 - Financing: CDBG Funds (\$7,739,959.34) and TIF District Funds (\$5,334,887.61)
***In alignment with Dallas Housing Policy 2033.**
[25-1734; APPROVED AS AN INDIVIDUAL ITEM]
13. Authorize the Dallas Public Facility Corporation to **(1)** acquire, develop, and own Good Homes Dallas, a mixed-income, multifamily development to be located at 6950 North Stemmons Freeway, Dallas Texas 75247 (Project); and **(2)** enter into a seventy-five-year lease agreement with Good Homes Communities, LLC or its affiliate, for the development of the Project - Estimated Revenue Forgone: General Fund: \$16,837,803.00 (see Fiscal Information)
***In alignment with Dallas Housing Policy 2033.**
[25-1735; DEFERRED TO JANUARY 28, 2026 BY MAYOR PRO TEM MORENO]

Park & Recreation Department

14. Authorize Amendment No. 1 to Resolution No. 25-0298, previously approved on February 12, 2025, to amend the Advance Funding Agreement (Agreement No. CSJ No. 0918-47-506) with the Texas Department of Transportation for trail design and construction of a twelve-foot-wide trail from Hampton Road to Westmoreland Road and execution of the Amendment and all terms, conditions, and documents required by the Advanced Funding Agreement - Financing: No cost consideration to the City
[25-1736; APPROVED]

15. Authorize a professional services contract with FGM Architects, Inc. for architectural and engineering services for the schematic design, design development, construction documents, bidding and negotiation, and construction administration for the construction of the new White Rock Hills Recreation Center located at 2127 and 2165 Highland Road - Not to exceed \$1,608,389.19 - Financing: Park and Recreation Facilities (B) Fund (2024 General Obligation Bond Fund)
[25-1737; APPROVED]
16. Authorized a five-year Maintenance Agreement, with one five-year renewal option with the Turtle Creek Association for the Turtle Creek Association Maintenance Agreement to provide general maintenance, supplemental enhanced maintenance, capital improvement projects, and special projects for the Turtle Creek Corridor, the Turtle Creek shoreline, and medians along Turtle Creek - Financing: No cost consideration to the City
[25-1738; APPROVED AS AMENDED]

GROWING

Office of Economic Development

17. Authorize a Chapter 380 economic development grant agreement and all other necessary documents with RG University Hills, LLC, a Texas limited liability company and/or its affiliates in an amount not to exceed \$23,500,000.00 in consideration of the Rivulet Phase 1 Project, a master-planned and mixed-use development proposed on real property currently undeveloped and addressed as 6400 University Hills Boulevard, in accordance with the Economic Development Incentive Policy - Total not to exceed \$23,500,000.00 - Financing: Economic Development & Housing Development Fund (2012 General Obligation Bond Fund) (\$503,533.00), Economic Development Fund (I) (2017 General Obligation Bond Fund) (\$1,721,521.00), Economic Development (G) Fund (2024 General Obligation Bond Fund) (\$14,411,515.00), and Infrastructure Investment Fund (\$6,863,431.00) (subject to current and annual appropriations)
***In alignment with Economic Development Incentive Policy.**
[25-1739; APPROVED AS AN INDIVIDUAL ITEM]

SUSTAINABLE

Dallas Water Utilities Department

18. Authorize payment of annual membership fees and continued participation in the Water Research Foundation - Not to exceed \$413,381.00 - Financing: Dallas Water Utilities Fund
[25-1740; APPROVED AS AN INDIVIDUAL ITEM]
19. ~~Authorize the (1) acceptance and deposit of real estate reimbursement funds from the U.S. Army Corps of Engineers; and (2) re-appropriation of real estate reimbursement funds to fulfill the City's ongoing obligation to acquire real estate parcels for the Dallas Floodway Extension System - Not to exceed \$70,000,000.00 - Financing: Dallas Levee System Acquisition Fund~~
[25-1741; DELETED]

20. Authorize the City Manager to **(1)** implement the Septic to Sewer Assistance Program (Program), as described in **Exhibit A**, to continue to connect eligible properties to the public wastewater (sanitary sewer) infrastructure currently being installed by Dallas Water Utilities Department to unserved areas by providing assistance of up to \$25,000.00 per qualified property for plumbing and eligible home repairs; **(2)** execute all documents and agreements necessary to implement the Program, including but not limited to agreements with homeowners, subrecipients, contractors, and administration agreements, approved as to form by the City Attorney; and **(3)** to establish appropriations in the amount of \$935,000.00 in the Unserved Septic to Sewer Program Fund - Not to exceed \$935,000.00 - Financing: Unserved Septic to Sewer Program Fund **[25-1742; APPROVED]**
21. Authorize an increase to the construction services contract with SYB Construction Co., Inc. for additional work related to the installation of a 48-inch diameter water transmission pipeline - Not to exceed \$2,493,840.00, from \$12,423,572.50 to \$14,917,412.50 - Financing: Water Construction Fund
***In alignment with Water and Wastewater Capital Improvement Program.**
[25-1743; APPROVED]

Department of Aviation

22. Authorize a Fifth Amendment to the concession contract with Air Star Concessions, Ltd. (Cantina Laredo, Campisi's Pizza, Whataburger) for food and beverage concession services at Dallas Love Field Airport to **(1)** require an additional capital investment by Air Star Concessions Ltd. Of \$4,000,000.00 into Campisi's Pizza and Whataburger; and **(2)** reduce the current percentage for Whataburger from 20% of annual gross revenues from the sale of food and beverages to 13.5% - Estimated Revenue Foregone: Aviation Fund \$4,200,000.00 over 7 years
***In alignment with Capital Improvement Program.**
[25-1744; APPROVED]
23. Authorize the purchase of twelve Pre-Conditioned Air 30-Ton DX-3 Circuit - Bridge Mount heating, ventilation, and air conditioning units for Dallas Love Field - Northern Air Systems, Inc., sole source - Not to exceed \$1,514,472.00 - Financing: Aviation Fund
***In alignment with Capital Improvement Program.**
[25-1745; APPROVED]

Department of Transportation and Public Works

24. An ordinance ratifying and adopting an agreement between the City of Dallas and the Town of Addison **(1)** adjusting their common boundary line along Montfort Drive from the current city limits extending south to Celestial Road; **(2)** releasing certain tracts of land to the Town of Addison; **(3)** providing a saving clause; **(4)** providing a severability clause; and **(5)** providing an effective date - Financing: No cost consideration to the City
[25-1746; APPROVED; ORDINANCE 33268]

25. Authorize (1) an agreement with KD Travis Block Holdco, LLC, for contribution of funds towards the warranted traffic signal installation at the intersections of Armstrong Avenue at Cole Avenue and Armstrong Avenue at McKinney Avenue in the city of Dallas; (2) an increase in appropriations in an amount not to exceed \$225,000.00 in the Transportation Special Projects Fund; and (3) the receipt and deposit of funds in an amount not to exceed \$225,000.00 in the Transportation Special Projects Fund - Not to exceed \$225,000.00 - Financing: Transportation Special Projects Fund
***In alignment with Infrastructure Management Plan.**
[25-1747; APPROVED]
26. Authorize (1) a Participation and Maintenance Agreement with Uptown Dallas, Inc. to provide advance funding to the City for the installation of infrastructure improvements using upgraded material, specifically brick pavers, within the public right-of-way along McKinney Avenue from Maple Avenue to Allen Street, and the maintenance of said improvements, for a period of twenty years, with one ten-year renewal option; (2) the receipt and deposit of funds in an amount not to exceed \$75,000.00 in the Transportation Special Projects Fund; and (3) an increase in appropriations in an amount not to exceed \$75,000.00 in the Transportation Special Projects Fund - Not to exceed \$75,000.00 - Financing: Transportation Special Projects Fund
***In alignment with Infrastructure Management Plan.**
[25-1748; APPROVED]
27. Authorize a professional engineering services contract with Lee Engineering, LLC, the most highly qualified proposer specifically for traffic signal design services for the four intersections in Group 2 as follows: West 12th Street at South Madison Avenue, including a fiber interconnect to South 12th Street at South Bishop Avenue; East 11th Street at South Corinth Street; Worcola Street at University Crossing Trail; 1670 West Camp Wisdom Road (pedestrian signal with advanced flashers); and other related tasks - Not to exceed \$384,104.00 - Financing: Street and Transportation (A) Fund (2024 General Obligation Bond Fund) (\$288,078.00) and General Fund (\$96,026.00)
***In alignment with Infrastructure Management Plan.**
[25-1749; APPROVED]
28. Authorize an Advance Funding Agreement with the Texas Department of Transportation (TxDOT) in the estimated amount of \$19,224,500.00 (Agreement No. CSJ 0918-47-511, Assistance Listing No. 20.205) for the replacement or rehabilitation of the bridge on Houston Street over Interstate Highway 30 and Trinity River (Route 178), National Bridge Inventory Structure No. 180570000911079, to be completed by TxDOT as part of the approved off-state system federal-aid Highway Bridge Replacement and Rehabilitation Program - Financing: No cost consideration to the City
***In alignment with Infrastructure Management Plan.**
[25-1750; APPROVED]

29. Authorize an Advance Funding Agreement with the Texas Department of Transportation (TxDOT) in the estimated amount of \$19,224,500.00 (Agreement No. CSJ 0918-47-512, Assistance Listing No. 20.205) for the replacement or rehabilitation of the bridge on Jefferson Boulevard over Interstate Highway 30 and Trinity River (Route 179), National Bridge Inventory Structure No. 180570000911363, to be completed by TxDOT as part of the approved off-state system federal-aid Highway Bridge Replacement and Rehabilitation Program - Financing: No cost consideration to the City
***In alignment with Infrastructure Management Plan.**
[25-1751; APPROVED]
30. Authorize an increase in the construction services contract with A & B Construction, LLC to (1) extend the contract term from November 22, 2025 to November 22, 2026; (2) add necessary new construction items; and (3) provide façade renovations for the Mockingbird Pedestrian Bridge - Not to exceed \$1,268,499.18, from \$14,839,500.00 to \$16,107,999.18 - Financing: Street and Alley Improvement Fund (\$520,295.18), Park and Recreation Facilities Fund (2006 General Obligation Bond Funds (\$732,877.60) and University Crossing PID Trail Fund (\$15,326.40)
***In alignment with Infrastructure Improvements.**
[25-1752; APPROVED]

Office of Bond and Construction Management

31. Authorize a design-build construction contract with METCO Engineering, Inc., for design and preconstruction services, an early construction package, and engineering services for the design and construction of capital improvement upgrades at The Bridge Homeless Recovery Center Not to exceed \$440,126.00 - Financing: Homeless Assistance Facilities (I) Fund (2024 General Obligation Bond Fund)
***In alignment with Bond Implementation Program.**
[25-1753; APPROVED]

City Controller's Office

32. A resolution authorizing (1) an extension to the Credit Agreement with JPMorgan Chase Bank, National Association in support of the City of Dallas, Texas General Obligation Commercial Paper Notes Series A, and Series B; and (2) the execution of agreements pertaining thereto and resolving other matters related thereto for a one-year extension from November 28, 2025 to November 27, 2026 - Not to exceed [\\$1,855,000](#) - Financing: Debt Service Fund
[25-1754; CORRECTED; APPROVED]
33. Authorize application to the Texas Water Development Board for grant and loan financial assistance through the Flood Infrastructure Fund, in an amount up to \$10,000,000, to fund flood management evaluations and preliminary engineering associated with storm drainage improvements in the Mill Creek, Peaks Branch, and East Peaks Branch watersheds - Financing: No cost consideration to the City
***In alignment with Capital Improvement Program.**
[25-1755; APPROVED]

34. Authorize the annual adoption of the City's Investment Policy and investment strategies regarding funds under the City's control and management - Financing: No cost consideration to the City
[25-1756; APPROVED]
35. Authorize a sixteen-month cooperative purchasing agreement for procurement and travel card services for the City with U.S. Bank, N.A. through the State of Texas Commercial Charge Card Services program - Financing: No cost consideration to the City
[25-1757; APPROVED]
36. Authorize a ~~an~~ five-year Interlocal Agreement with the City of Fort Worth for comprehensive custodial services with UMB Bank, N.A. for the safekeeping of City investment securities - ~~Total - n~~ Not to exceed \$740,000 - Financing: General Fund (subject to annual appropriations)
[25-1758; CORRECTED; APPROVED]

CORE

Department of Facilities and Real Estate Management

37. A resolution **(1)** declaring approximately 48,180 square feet of improved land unwanted and unneeded, located near the intersection of Skillman Street and Southwestern Boulevard, and authorizing its advertisement for sale by public auction or through a real estate brokerage service; **(2)** establishing a reserve for the auctioned surplus property; **(3)** authorizing a Purchase and Sale Agreement to be prepared for the auctioned surplus property receiving highest qualified bid that meets or exceeds the reserve or the highest cash offer; and **(4)** authorizing the conveyance of a deed in a form acceptable to City Attorney - Estimated Revenue: TBD - Real Estate Market to determine the value
[25-1759; APPROVED AS AN INDIVIDUAL ITEM]
38. An ordinance abandoning a portion of an alley to Forest Theater, LLC, the abutting owner, containing approximately 750 square feet of land, located near the intersection of Martin Luther King, Jr. Boulevard and Harwood Street; and authorizing the quitclaim - Revenue: General Fund \$11,150.00, plus the \$20.00 ordinance publication fee
[25-1760; APPROVED; ORDINANCE 33269]
39. An ordinance granting renewal of a revocable license to the City of Coppell, for the use of approximately 69,218 square feet of existing subsurface space to occupy, maintain and utilize a 24-inch waterline under portions of Belt Line Road right-of-way located near its intersection with North Lake and Belt Line Roads - Financing: No cost consideration to the City
[25-1761; APPROVED; ORDINANCE 33270]

40. Authorize a work order with Chamberlin Dallas, LLC under the existing job order services contract previously approved on January 14, 2025, by Resolution No. 24-1763 for Phase Two to replace the roof membrane and roof transition components of the main tower at the Jack Evans Police Headquarters in an amount not to exceed \$1,224,477.00. - Not to exceed \$1,224,477.00 - Financing: Capital Construction Fund
***In alignment with Capital Improvement Program.**
[25-1762; APPROVED]

Department of Information and Technology Services

41. Authorize a three-year cooperative purchasing agreement for add-on support for the backup and recovery solution for the Department of Information and Technology Services with Netsync Network Solutions, Inc. through The Interlocal Purchasing System Cooperative agreement - Not to exceed \$365,804.00 - Financing: Data Services Fund (subject to annual appropriations)
[25-1763; APPROVED]
42. Authorize a three-year cooperative purchasing agreement for the purchase of Rapid7 InsightVM licenses, training, and subscription services for a vulnerability management solution for the Department of Information and Technology Services with Cyber Watch Systems, LLC through the Texas Department of Information Resources Cooperative agreement - Not to exceed \$ 286,907.40 - Financing: DHS 2024 Homeland Security UASI Fund (subject to annual appropriations)
[25-1764; APPROVED]

Office of Procurement Services

43. Authorize a three-year master agreement for the purchase of animal feed for the Department of Dallas Animal Services - Santena USA LLC, lowest responsible bidder of two - Estimated amount of \$720,000.00 - Financing: General Fund
***In alignment with Connect Dallas.**
[25-1765; APPROVED]
44. Authorize a five-year master agreement for the purchase of general and sewer hoses, repair clamps, parts, and accessories for the Dallas Water Utilities Department - Powerseal Pipeline Products Corporation in the estimated amount of \$1,650,000.00, Core & Main LP dba Green Equipment Company in the estimated amount of \$587,811.15, and 4-Star Hose & Supply, Inc. in the estimated amount of \$408,000.00, lowest responsible bidders of three - Total estimated amount of \$ 2,645,811.15 - Financing: Dallas Water Utilities Fund (\$2,635,811.15) and Stormwater Drainage Management Fund (\$10,000.00)
[25-1766; APPROVED]

45. Authorize a one-year service contract for financial counseling services from November 12, 2025 through November 11, 2026, for the Office of Housing and Community Empowerment - International Rescue Committee, Inc., most advantageous proposer of seven - Not to exceed \$175,000.00 - Financing: Financial Empowerment Centers Grant Fund (subject to annual appropriations)
***In alignment with Drivers of Opportunity nexus.**
[25-1767; APPROVED AS AN INDIVIDUAL ITEM]
46. Authorize a three-year service contract, with two one-year renewal options, for goal setting and performance evaluation services for City Council appointed officials for the Department of Human Resources - Nextgen People, LLC, most advantageous proposer of sixteen - Not to exceed \$225,000.00 - Financing: General Funds (subject to annual appropriations)
[25-1768; APPROVED]
47. Authorize a one-year subrecipient agreement, with two one-year renewal options, for housing and service assistance to homeless youth and adults twenty-four years of age and younger for the Office of Housing and Community Empowerment - Family Endeavors, Inc. dba Endeavors, most advantageous proposer of eleven - Not to exceed \$211,013.00 - Financing: FY 2026 TDHCA-Homeless Housing and Services Program 25-26 Fund (subject to annual appropriations)
***In alignment with Human Rights ADA Transition Plan.**
[25-1769; DENIED BY COUNCILMEMBER BAZALDUA]
48. Authorize the rejection of the four proposals received for network managed services for the Department of Information and Technology Services - Financing: No cost consideration to the City
[25-1770; APPROVED]
49. Authorize Supplemental Agreement No. 7 to increase the service contract with Accenture LLP for continued maintenance and support to host a customer relationship management software for the Department of Information and Technology Services to extend from October 31, 2025 to October 31, 2026 - Not to exceed \$510,402.23, from \$4,497,506.80 to \$5,007,909.03 - Financing: Financing: Data Services Fund (\$450,203.52) and Information Technology Equipment Fund (\$60,198.71) (subject to annual appropriations)
[25-1771; APPROVED]

CORE - ORGANIZATIONAL SUPPORT

City Attorney's Office

50. Authorize settlement of the lawsuit styled, Michael Roy v. City of Dallas, Cause No. DC-24-04669 - Not to exceed \$65,000.00 - Financing: Liability Reserve Fund
[25-1772; APPROVED]

City Secretary's Office

51. Authorize **(1)** an increase in the joint election agreement and election services contract between the City of Dallas and Dallas County for the May 3, 2025; and **(2)** an increase in appropriations in an amount not to exceed \$109,367.00 in the City Secretary's Office from General Fund Contingency Reserve - Not to exceed \$109,366.44, from \$1,033,010.75 to \$1,142,377.19 - Financing: General Fund Contingency Reserve (see Fiscal Information)
[25-1773; APPROVED]

Office of the City Auditor

52. Authorize approval of the Office of the City Auditor's FY2026 Audit Plan as required by paragraph 8(b) of Resolution No. 21-2021, previously approved on February 24, 2021 - Financing: No cost consideration to the City
[25-1774; APPROVED]

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

53. 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)
[25-1775; INDIVIDUAL AND FULL COUNCIL APPOINTMENTS MADE TO BOARDS AND COMMISSIONS]
54. A resolution changing the date on which the City of Dallas holds all future general elections for the purpose of electing members of the City Council to the November uniform election date of odd-numbered years, in accordance with Senate Bill 1494 (signed into law on June 20, 2025) - Financing: No Cost Consideration to the City
[25-1776; APPROVED]

SUSTAINABLE**Dallas Water Utilities Department**

55. Authorize an acquisition including the exercise of the right of eminent domain, if such becomes necessary, from 5901 South Lamar Street LLC, of a commercially improved tract of land containing approximately 18.796 acres located on South Lamar Street near its intersection with South Central Expressway for the Dallas Floodway Extension Project - Not to exceed \$11,090,000.00 (\$11,040,000.00 plus closing costs and title expenses not to exceed \$50,000.00) - Financing: Storm Drainage Management Capital Construction Fund (\$11,090,000.00)
[25-1777; APPROVED AS AMENDED]

ITEMS FOR FURTHER CONSIDERATION – UNDER ADVISEMENTSUSTAINABLE**Department of Transportation and Public Works**

56. Authorize Amendment No. 2 to the Advance Funding Agreement (CSJ No. 0918-47-237, Assistant Listing No. 20.205) between the City of Dallas and the Texas Department of Transportation for the East Wheatland Road Extension Project to **(1)** replace Attachment C-1 with Attachment C-2, Project Budget; and **(2)** amend the funding participation, increasing the total estimated cost by \$10,278,893.00, from \$4,445,390.00 to \$14,724,283.00, the federal participation by \$7,768,000.00, from \$3,400,000.00 to \$11,168,000.00, the indirect state cost by \$433,543.00, from \$191,140.00 to \$624,683.00, and the local participation by \$2,077,350.00, from \$854,250.00 to \$2,931,600.00 - Financing: No cost consideration to the City (This item was deferred on October 22, 2025)
***In alignment with Infrastructure Improvements.
[25-1778; APPROVED AS AMENDED]**

CORE - ORGANIZATIONAL SUPPORT**Mayor and City Council Office**

57. Authorize adoption of the 2026 City Calendar - Financing: No cost consideration to the City (This item was deferred on October 22, 2025)
[25-1779; APPROVED AS AMENDED]

ADDITIONS:**CLOSED SESSION****[25-1780; HELD]****Real Estate (Sec. 551.072 T.O.M.A.) and Attorney Briefings (Sec. 551.071 T.O.M.A.)**

58. **(1)** Deliberate the purchase, exchange, lease, or value of real property located at 508 and 606 Young Street because deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person; and **(2)** seek the advice of the City Attorney on this matter (Sec. 551.071 T.O.M.A.)
59. **(1)** Deliberate the purchase, exchange, lease, or value of real property, the Bullington Truck Terminal and Thanks-Giving Foundation, generally located underground at 1627 Pacific Avenue, because deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person; and **(2)** seek the advice of the City Attorney on this matter (Sec. 551.071 T.O.M.A.).

OTHER ITEMS FOR INDIVIDUAL CONSIDERATION**VIBRANT****Office of Environmental and Sustainability Quality**

60. Authorize the (1) Amendment No. 7 to the contract agreement with the Texas Commission on Environmental Quality (TCEQ) for the Whole Air Monitoring Program (Contract No. 582-21-22370, CFDA No. 97.091) to accept additional grant funds in an amount not to exceed \$457,333.14 from the U.S. Department of Homeland Security passed through the TCEQ, to continue the Whole Air Monitoring Program for the period September 1, 2025 through July 31, 2026; (2) increase of appropriations in an amount not to exceed \$457,333.14 in the TCEQ 23-24 Whole Air Monitoring Program Fund; (3) receipt and deposit of funds in an amount not to exceed \$457,333.14 in the TCEQ 23-24 Whole Air Monitoring Program Fund; and (4) execution of the contract agreement with TCEQ and all terms, conditions, and documents required by the agreement – Not to exceed \$457,333.14, from \$1,799,771.04 to \$2,257,104.18 - Financing: TCEQ FY 23-24 Whole Air Monitoring Program Fund
***In alignment with CECAP.
[25-1781; APPROVED]**

Office of Housing and Community Empowerment

61. Authorize the execution of (1) an agreement with North Texas Food Bank to provide emergency food distribution programming for the period of November 12, 2025 through February 11, 2026; and (2) any and all terms, conditions, and documents required by the contract - Not to exceed \$1,000,000.00 - Financing: ARPA Redevelopment Fund
[25-1782; APPROVED]

GROWING**Department of Convention and Event Services**

62. Authorize an Interlocal Agreement ("ILA") with Dallas Area Rapid Transit (hereinafter "DART") for activities occurring during the first eighteen months of the Project related to the temporary closure and vacation of the DART facility located at the Kay Bailey Hutchison Convention Center in an amount not to exceed \$3,000,000.00 - Financing: Convention Center Capital Construction Fund
***In alignment with Kay Bailey Hutchison Convention Center Master Plan.
[25-1783; APPROVED]**

CORE - ORGANIZATION SUPPORT**Mayor and City Council Office**

63. A resolution directing the City Manager to evaluate real estate and economic development opportunities related to the future of Dallas City Hall and surrounding properties - Financing: This action has no cost consideration to the City (see Fiscal Information)
[25-1784; APPROVED AS AMENDED]

PUBLIC HEARINGS AND RELATED ACTIONS**GROWING****Department of Planning and Development****ZONING CASES – CONSENT****[25-1785; APPROVED]**

- Z1. A public hearing to receive comments regarding an application for and an ordinance granting F-RTN Residential Transition Subdistrict on property zoned R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the southeast line of Hamilton Avenue, northeast of Foreman Street
Recommendation of Staff: Approval
Recommendation of CPC: Approval
Z245-120(TB)/Z-25-000150
***In alignment with ForwardDallas.
[25-1786; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED;
ORDINANCE 33271]**
- Z2. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 2008 for an attached projecting non-premise district activity videoboard sign on property zoned Planned Development District No. 619, on the west line of South Ervay Street, between Commerce Street and Jackson Street Recommendation of Staff: Approval, subject to conditions
Recommendation of CPC: Approval for a five-year period, subject to conditions
Z245-127(CC) / Z-25-000139
***In alignment with ForwardDallas.
[25-1787; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED;
ORDINANCE 33272]**
- Z3. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 2009 for an attached projecting non-premise district activity videoboard sign on property zoned Planned Development District No. 619, on the south side of Commerce Street, between Lane Street and South Ervay Street Recommendation of Staff: Approval, subject to conditions
Recommendation of CPC: Approval for a five-year period, subject to conditions.
Z245-128(CC) / Z-25-000138
***In alignment with ForwardDallas.
[25-1788; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED;
ORDINANCE 33273]**

- Z4. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 166 and to rezone the southwest portion of Planned Development District No. 166 to MF-2(A) Multifamily District, on property between La Prada Drive and Shiloh Road, south of Blyth Drive
Recommendation of Staff: Approval of (1) an amendment to Planned Development District No. 166, subject to an amended development plan and amended conditions; and (2) approval of MF-2(A) Multifamily District on a portion
Recommendation of CPC: Approval of (1) an amendment to Planned Development District No. 166, subject to an amended development plan and amended conditions; and (2) approval of MF-2(A) Multifamily District on a portion
Z245-151(TB) / Z-25-000054
***In alignment with ForwardDallas.**
[25-1789; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 33274]
- Z5. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to an expansion of Subdistrict 1G on property zoned Subdistricts 1 and 1G within Planned Development District No. 621, on the south corner of Oak Lawn Avenue and North Stemmons Freeway
Recommendation of Staff: Approval, subject to a development plan and staff's recommended conditions
Recommendation of CPC: Approval, subject to a revised development plan and conditions
Z245-167(MB) / Z-25-000017
***In alignment with ForwardDallas.**
[25-1790; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 33275]
- Z6. A public hearing to receive comments regarding an application for (1) RR Regional Retail District; and (2) a resolution accepting the termination of deed restrictions [Z034-280] on property zoned MU-1 Mixed Use District, on the south corner of Ferguson Road and Little Pocket Road
Recommendation of Staff: Denial of (1) RR Regional District; and (2) approval of termination of deed restrictions [Z034-280]
Recommendation of CPC: Approval of (1) RR Regional District; and (2) approval of termination of deed restrictions [Z034-280]
Z245-214(LG) / Z-25-000001
***In alignment with ForwardDallas.**
[25-1791; HEARING OPEN; DEFERRED TO DECEMBER 10, 2025 BY COUNCILMEMBER BAZALDUA]

- Z7. A public hearing to receive comments regarding an application for and a resolution accepting the termination of deed restrictions DR Z 834-293 and an ordinance granting an NS(A) Neighborhood Service District on property zoned CR Community Retail District with deed restrictions DR Z834-293, on the northwest corner of North Masters Drive and Bruton Road
Recommendation of Staff: Approval of (1) NS(A) Neighborhood Service District; and (2) approval of termination of deed restrictions
Recommendation of CPC: Approval of (1) NS(A) Neighborhood Service District; and (2) denial of termination of deed restrictions
Z245-216(LC) / Z-25-000099
***In alignment with ForwardDallas.**
[25-1792; HEARING OPEN; DEFERRED TO JANUARY 28, 2026 BY COUNCILMEMBER BAZALDUA]
- Z8. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 2544 for an alcoholic beverage establishment limited to a bar, lounge, or tavern and a commercial amusement (inside) limited to a dance hall on property zoned an FWMU-3-SH Walkable Urban Mixed Use Form Subdistrict with a Shopfront Overlay within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the northeast line of Botham Jean Boulevard, southeast of South Boulevard
Recommendation of Staff: Approval, subject to site plan and conditions
Recommendation of CPC: Approval for a one-year period, subject to site plan and conditions
Z-25-000020
***In alignment with ForwardDallas.**
[25-1793; HEARING OPEN; DEFERRED TO DECEMBER 10, 2025 BY COUNCILMEMBER BAZALDUA]
- Z9. A public hearing to receive comments regarding an application for and an ordinance granting a new planned development district for R-5(A) Single Family District uses on property zoned R-16(A) Single Family District, on the north line of Walnut Hill Lane and the east line of Betty Jane Lane, east of Marsh Lane
Recommendation of Staff: Approval, subject to a conceptual plan and conditions
Recommendation of CPC: Approval, subject to a conceptual plan and conditions
Z-25-000021
***In alignment with ForwardDallas.**
[25-1794; HEARING CLOSED; DENIED WITHOUT PREJUDICE BY COUNCILMEMBER WILLIS]
- Z10. A public hearing to receive comments regarding an application for and an ordinance granting an application for TH-3(A) Townhouse Subdistrict on property zoned R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the southeast line of Collins Avenue, between Carter Street and Troy Street
Recommendation of Staff: Approval
Recommendation of CPC: Approval Z-25-000041
***In alignment with ForwardDallas.**
[25-1795; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 33276]

- Z11. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Tract III within Planned Development District No. 278, on the south line of Irving Boulevard, east of Lakawana Street
Recommendation of Staff: Approval, subject to amended conceptual plan (Exhibit 278A), amended development plan (Exhibit 278G), amended landscaping plan (Exhibit 278D) and amended conditions
Recommendation of CPC: Approval, subject to amended conceptual plan (Exhibit 278A), amended development plan (Exhibit 278G), amended landscaping plan (Exhibit 278D) and amended conditions
Z-25-000058
***In alignment with ForwardDallas.**
[25-1796; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 33277]
- Z12. A public hearing to receive comments regarding an application for and an ordinance granting a new specific use permit for the sale of alcoholic beverages on property zoned Subarea 2 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with D-1 Liquor Control Overlay District, on the southeast corner of South Buckner Boulevard and Bruton Road
Recommendation of Staff: Approval, subject to a site plan and conditions
Recommendation of CPC: Approval for a two-year period, subject to a site plan and conditions
Z-25-000063
***In alignment with ForwardDallas.**
[25-1797; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 33278]
- Z13. A public hearing to receive comments regarding an application for and an ordinance granting MU-1 Mixed Use District and a resolution accepting deed restrictions volunteered by the applicant on property zoned NO (A) Neighborhood Office District, on the northeast line of LBJ Freeway (I-635), between Abrams Road and Greenville Avenue
Recommendation of Staff: Approval
Recommendation of CPC: Approval, subject to deed restrictions volunteered by the applicant
Z-25-000083
***In alignment with ForwardDallas.**
[25-1798; HEARING OPEN; DEFERRED TO JANUARY 28, 2026 BY COUNCILMEMBER STEWART]
- Z14. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 1113, on the east line of North Walton Walker Boulevard, north of West Davis Street
Recommendation of Staff: Approval, subject to amended conditions
Recommendation of CPC: Approval, subject to amended conditions Z-25-000111
***In alignment with ForwardDallas.**
[25-1799; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 33279]

DEVELOPMENT CODE AMENDMENTS – INDIVIDUALGROWING**Department of Planning and Development**

- PH1. A public hearing to receive comments regarding amending Chapters 51 and 51A of the Dallas City Code regarding park land dedication, including Divisions 51-4.900, "Park Land Dedication," Section 51A-1.105, "Fees", and Division 51A-4.1000, "Park Land Dedication," and related sections to update development standards and bring park land dedication requirements into conformity with the requirements of Texas House Bill 1526, 88th Legislature and an ordinance granting the amendments Recommendation of Staff: Approval
Recommendation of ZOAC: Approval, subject to conditions
Recommendation of CPC: Approval, subject to conditions
DCA234-002(LG)
***In alignment with ForwardDallas.**
[25-1800; HEARING CLOSED; APPROVED AS AMENDED; ORDINANCE 33280]

MISCELLANEOUS HEARINGSVIBRANT**Office of Environmental Quality & Sustainability**

- PH2. A—public hearing to receive comments on a proposed municipal setting designation to prohibit the use of groundwater as potable water beneath property owned by CanTex BH Sharp, LLC, CanTex 5025 Sharp, LLC, CanTex Sharp, LLC, CanTex BH Commonwealth, LLC and generally located near the intersection of Irving Boulevard and West Mockingbird Lane and adjacent street rights-of-way; and, at close of the public hearing (1) an ordinance authorizing support of the issuance of a municipal setting designation to CanTex BH Sharp, LLC by the Texas Commission on Environmental Quality and prohibiting the use of groundwater beneath the designated property as potable water - Financing: No cost consideration to the City
Recommendation of Staff: Approval
[25-1801; CORRECTED; HEARING CLOSED; APPROVED; ORDINANCE 33281]

Office of Housing and Community Empowerment

- PH3. A public hearing to receive comments **(1)** regarding an application by JPI Affordable Acquisition, LLC (Applicant), to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Low Income Housing Tax Credits for Torrington Forest, a 248-unit multifamily residential development for persons of low and moderate income to be located at 7100 South Great Trinity Forest Way, Dallas, Texas 75217 (Project); **(2)** pursuant to Section 394.9025 of the Texas Local Government Code regarding bonds to be issued by the City of Dallas Housing Finance Corporation to finance the Project; and at the close of the public hearing; and **(3)** authorize a Resolution of No Objection for Applicant, acknowledging the One Mile Three Year Rule, and the Project's location in a census tract with more than twenty percent Housing Tax Credit units per total households, related to its application to TDHCA for the development of the Project - Financing: No cost consideration to the City (see Fiscal Information)
***In alignment with Dallas Housing Policy 2033.**
[25-1802; HEARING CLOSED; APPROVED]
- PH4. A public hearing to receive comments **(1)** regarding an application by Tabor Village Limited Partnership, and/or its affiliate(s) (collectively referred to as Applicant) to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Low Income Housing Tax Credits (4% Housing Tax Credits) for Tabor Village a 229-unit multifamily residential development for persons of low and moderate income to be located at 6200 Baraboo Drive, Dallas, Texas 75241 (Project); **(2)** pursuant to Section 394.9025 of the Texas Local Government Code regarding bonds to be issued by the City of Dallas Housing Finance Corporation to finance the Project; and at the close of the public hearing; and **(3)** authorize a Resolution of No Objection for Applicant related to its application to TDHCA for the development of the Project - Financing: No cost consideration to the City (see Fiscal Information)
***In alignment with Dallas Housing Policy 2033.**
[25-1803; HEARING CLOSED; APPROVED]
- PH5. A public hearing to receive comments **(1)** regarding an application by Westmoreland Townhomes Limited Partnership and/or its affiliate(s) (collectively referred to as Applicant) to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Low Income Housing Tax Credits for Westmoreland Townhomes, a 216-unit multifamily residential development for persons of low and moderate income to be, located at 6600 South Westmoreland Road, Dallas, Texas 75237 (Project); **(2)** pursuant to Section 394.9025 of the Texas Local Government Code regarding bonds to be issued by the City of Dallas Housing Finance Corporation to finance the Project; and at the close of the public hearing; and **(3)** authorize a Resolution of No Objection for Applicant, acknowledging the Project's location in a census tract with more than twenty percent Housing Tax Credit units per total households, related to its application to TDHCA for the development of the Project - Financing: No cost consideration to the City (see Fiscal Information)
***In alignment with Dallas Housing Policy 2033.**
[25-1804; HEARING CLOSED; APPROVED]

PH6.

A public hearing to receive comments **(1)** regarding an application by Waters at Waterchase, LP and/or its affiliate(s) (collectively referred to as Applicant), to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Non-Competitive Low Income Housing Tax Credits for Waters at Waterchase, a 130-unit multifamily residential development for persons of low and moderate income to be located at 12365 Plano Road, Dallas, Texas 75243 (Project); and **(2)** authorize a Resolution of No Objection for Applicant, related to its application to TDHCA for the development of Waters at Waterchase - Financing: No cost consideration to the City

***In alignment with Dallas Housing Policy 2033.
[25-1805; HEARING CLOSED; APPROVED]**