

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, NOVEMBER 12, 2025

EXHIBIT A

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, NOVEMBER 12, 2025

EXHIBIT B

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1721

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: Leslie DeCillis, 6923 Helsem Way
SUBJECT: Zoning change at LBJ Hillcrest
REPRESENTING: Hillcrest Preservation Coalition

SPEAKER: Erick Khafre, 7937 Woodshire Dr.
SUBJECT: Changing Lamar Street signs

SPEAKER: Talissa Shamside Deen, 5957 Golden Gate Dr.
SUBJECT: Changing Lamar Street signs
REPRESENTING: Community Movement Builders

SPEAKER: Yolanda Williams, 1012 Pindar Ave.
SUBJECT: General

SPEAKER: Dawn Christensen, 6545 Longfellow Dr.
SUBJECT: Zoning case z2500085
REPRESENTING: Hillcrest Preservation Coalition

Councilmember Roth moved to suspend the City Council Rules of Procedure [Sec. 6.3(f)] to allow the remaining individuals registered to speak an opportunity to address the city council; there was no objection voiced by the city council. (Johnson, Bazaldua absent when vote taken)

SPEAKER: Scott Stolley, 8714 Allenbrook Ct.
SUBJECT: Zoning case z2500085
REPRESENTING: Hillcrest Preservation Coalition

SPEAKER: Gilbert Gerst, 2707 South Blvd.
SUBJECT: Evaluation of Dallas City Hall property
REPRESENTING: Dallas Economic Development Board

SPEAKER: Rawlins Gilliland, 7342 Eccles Dr.
SUBJECT: Concerning saving City Hall

SPEAKER: Ed Zahra, 1003 Valencia St.
SUBJECT: Save City Hall
REPRESENTING: Dallas Neighborhood Coalition

OFFICE OF THE CITY SECRETARY

CITY OF DALLAS, TEXAS

OPEN MICROPHONE – BEGINNING OF MEETING:

(continued)

SPEAKER: Damien LeVeck, 6215 Georgian Ct.
SUBJECT: Police
REPRESENTING: Dallas HERO

SPEAKER: KenToria Randall, 320 W. Pleasant Run Rd., Cedar Hill, TX
SUBJECT: Improving housing/resources for survivors
REPRESENTING: East Texas A&M University

SPEAKER: Joan Nye, Not Provided
SUBJECT: Zoning request Hillcrest and LBJ
REPRESENTING: Hillcrest Villa Neighborhood

OPEN MICROPHONE – END OF MEETING:

There were no speakers under this category.

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OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1722

Item 1: Approval of Minutes of the October 22, 2025 City Council Meeting

Councilmember Ridley moved to adopt the minutes as presented.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1723

CONSENT AGENDA

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

Diane Tasian, 3831 Turtle Creek Blvd. [Agenda Items 51 and 54]

The consent agenda consisted of consent agenda items 2-52. Consent agenda items 32 and 36 were corrected. Consent agenda items 5 and 19 were deleted.

Councilmember Mendelsohn requested consent agenda items 6, 12, 13, 17, 45 and 47 be considered as individual items later in the meeting; there was no objection voiced by the city council.

Deputy Mayor Pro Tem Willis requested consent agenda items 16, 37 and 47 be considered as individual items later in the meeting; there was no objection voiced by the city council.

Councilmember Roth requested consent agenda items 17 and 18 be considered as individual items later in the meeting; there was no objection voiced by the city council.

Councilmember West requested consent agenda item 37 be considered as an individual item later in the meeting; there was no objection voiced by the city council.

Therefore, the consent agenda, consisting of consent agenda items 2-4, 7-11, 14, 15, 20-36, 38-44, 46 and 48-52 was presented for consideration.

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

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1724

Item 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1725

Item 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1726

Item 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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1727

Item 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.~~

Deleted

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1728

Item 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

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 West.

During discussion, Councilmember Mendelsohn withdrew her motion to adopt the item; there was no objection voiced by the city council.

Councilmember West moved to adopt the item.

Motion seconded by Councilmember Resendez and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1729

Item 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.**

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1730

Item 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.**

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1731

Item 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.**

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1732

- Item 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.**

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1733

- Item 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.**

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1734

Item 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.**

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 West and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1735

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.**

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

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

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

Adam Fieldman, 7 Bond St., New York, NY, representing GoodHomes Communities
Daniel Matian, Not Provided, representing GoodHomes Communities
Anita Tapia, Not Provided, representing Summit Property Management

Councilmember Mendelsohn moved to reject the application.

Motion seconded by Councilmember Roth.

During discussion, Mayor Pro Tem Moreno moved to defer the item to the January 28, 2026 voting agenda meeting of the city council.

Motion seconded by Councilmember Bazaldua.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1736

Item 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1737

Item 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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1738

Item 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

Deputy Mayor Pro Tem Willis requested the item be considered as an individual item later in the meeting; there was no objection voiced by the city council.

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

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

- excluding the areas of Turtle Creek Park that are the subject of the City's agreement with the Turtle Creek Conservancy.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1739

Item 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.**

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

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

Mayor Pro Tem Moreno moved to defer the item to the December 10, 2025 voting agenda meeting of the city council.

Motion seconded by Councilmember Roth.

After discussion, Mayor Johnson called a vote and declared the motion failed with majority voting in opposition. (Resendez absent when vote taken)

Councilmember Gracey moved to adopt the item.

Motion seconded by Councilmember Blackmon.

After discussion, Mayor Johnson called a vote and declared the item unanimously adopted. (Resendez absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1740

Item 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

Councilmember Roth 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 West moved to adopt the item.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1741

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~~

Deleted

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1742

Item 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1743

Item 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.**

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1744

Item 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.**

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1745

Item 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.**

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1746

Item 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

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 33268

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1747

Item 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.**

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1748

Item 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.**

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1749

Item 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.**

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1750

Item 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.**

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1751

- Item 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.**

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1752

Item 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.**

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1753

Item 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.**

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1754

Item 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

Corrected

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1755

- Item 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.**

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1756

Item 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1757

Item 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1758

Item 36: Authorize ~~a~~ 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)

Corrected

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1759

Item 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

Deputy Mayor Pro Tem Willis and Councilmember West 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.

Deputy Mayor Pro Tem Willis moved to adopt the item with the following change:

- the Purchase and Sale Agreement must be approved by City Council.

Motion seconded by Councilmember Mendelsohn and unanimously amended. (West, Gracey, Johnson, Cadena, Stewart, Roth absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1760

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

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 33269

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1761

Item 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

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 33270

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1762

Item 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.**

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1763

Item 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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1764

Item 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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1765

Item 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.**

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1766

Item 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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1767

Item 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.**

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 Councilmember Bazaldua.

After discussion, Mayor Johnson called a vote and declared the item adopted on a divided vote with Councilmember Mendelsohn voting "No." (Resendez, Roth absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1768

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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1769

Item 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.**

Deputy Mayor Pro Tem Willis requested the item be considered as an individual item later in the meeting; there was no objection voiced by the city council.

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

Deputy Mayor Pro Tem Willis moved to adopt the item.

Motion seconded by Councilmember Blackmon.

During discussion, Councilmember Johnson moved a subsidiary motion to defer the item to the December 10, 2025 voting agenda meeting of the city council.

Subsidiary motion seconded by Councilmember Mendelsohn.

Deputy Mayor Pro Tem Willis withdrew her original motion to adopt the item; there was no objection voiced by the city council.

Councilmember Bazaldua moved to remand the item to the Housing and Homelessness Council Committee.

Motion seconded by Councilmember Ridley.

Councilmember Bazaldua requested the item be held until later in the meeting; there was no objection voiced by the city council.

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

Councilmember Bazaldua withdrew his motion to remand the item; there was no objection voiced by the city council.

Councilmember Bazaldua moved to deny the item.

Motion seconded by Councilmember Blackmon and unanimously denied. (West, Resendez, Roth, Stewart, Ridley absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1770

Item 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1771

Item 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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1772

Item 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1773

Item 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)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1774

Item 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

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1775

Item 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)

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 West moved to appoint the following:

- Anne Stodghill and Sylvia Bodell, both Volunteer cultural board experience, to the Arts & Culture Advisory Commission;
- Clifford L. Friedman to the Dallas Housing Finance Corporation Board;
- Jonathan Saxer and Marsha Lynn Jackson to the Permit and License Appeal Board;
- Shanay Wise, Resident of the South Dallas/Fair Park fund program, to the South Dallas/Fair Park Opportunity Fund Board;
- Amara Nabe, Full-Time Student; Dallas County resident, to the Youth Commission;
- James M. Anderson, Historian, to the Landmark Commission Alternate Members;
- Joseph F. Pitchford, Dallas County Resident, to the Reinvestment Zone Five Board (City Centers) and Reinvestment Zone Eleven Board (Downtown);
- Terry Flowers, Dallas County Resident, to the Reinvestment Zone Thirteen Board (Grand Park);
- Peter Jacobsen, Dallas County Resident, to the Reinvestment Zone Sixteen Board (Davis Garden);
- Elizabeth Orton, Dallas County Resident, to the Reinvestment Zone Eighteen Board (Maple/Mockingbird); and
- David J. Jones, Dallas County Resident, to the Reinvestment Zone Twenty Board (Mall Area Redevelopment)

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

25-1690

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

25-6571	ACC	ARTS, CULTURE ADVISORY COMMISSION
25-6572	DHFC	DALLAS HOUSING FINANCE CORPORATION
25-6573	LMCX	LANDMARK COMMISSION ALTERNATE MEMBERS
25-6574	PLAB	PERMIT LICENSE APPEAL BOARD
25-6575	SDFP	SOUTH DALLAS FAIR PARK OPPORTUNITY FUND BOARD
25-6576	RZ05	REINVESTMENT ZONE FIVE BOARD (CITY CENTER)
25-6577	RZ11	REINVESTMENT ZONE ELEVEN BOARD (DOWNTOWN)
25-6578	RZ13	REINVESTMENT ZONE THIRTEEN BOARD (GRAND PARK)
25-6579	RZ16	REINVESTMENT ZONE SIXTEEN BOARD (DAVIS GARDEN)
25-6580	RZ18	REINVESTMENT ZONE EIGHTEEN BOARD (MAPLE/MOCKINGBIRD)
25-6581	RZ20	REINVESTMENT ZONE TWENTY BOARD (MALL AREA REDEVELOPMENT)
25-6582	YOC	YOUTH COMMISSION

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1776

Item 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

The following individuals addressed the city council on the item:

David De La Fuente, 106 S. Clinton Ave.
Jeff Mankoff, 5430 Ursula Ln., representing American Jewish Committee
Rafael Anchia, 1946 Kessler Heights Ln., representing Texas House Representatives,
District 103

Councilmember West moved to adopt the item.

Motion seconded by Councilmember Blackmon.

During discussion, Councilmember West requested a record vote.

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

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

Voting No: [0]

The city secretary declared the item adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1777

Item 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)

The city secretary announced the item required a motion that the Council of the City of Dallas, 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.

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

The city secretary announced Councilmember Mendelsohn had a conflict of interest and would abstain from voting or participating in any discussion. Councilmember Mendelsohn left the council chamber.

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

- Increase the purchase amount from \$11,040,000 to an amount not to exceed \$23,291,000

Motion seconded Councilmember Blackmon.

Mayor Johnson called a record vote on the motion:

Voting Yes: [10] Johnson, Moreno, Willis, Gracey, Johnson,
Bazaldua, Blair, Blackmon, Stewart,
Ridley

Voting No: [1] Cadena

Abstain: [1] Mendelsohn

Absent When Vote Taken: [3] West, Resendez, Roth

The city secretary declared the item amended.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1778

Item 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.**

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

- appropriate, receive, deposit, and disburse \$11,056,320.00 in the TxDOT STBG E. Wheatland Road Extension Fund; and
- authorize a payment of \$159,020.00 from the Street and Transportation (A) Fund, Fund 1V22 to the Texas Department of Transportation for a portion of the local participation for Direct State Costs.

Motion seconded by Councilmember Bazaldua and unanimously amended. (Resendez absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1779

Item 57: Authorize adoption of the 2026 City Calendar - Financing: No cost consideration to the City (This item was deferred on October 22, 2025)

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

- move the January 5, 2026, Parks, Trails, and the Environment and Economic Development Committee meetings to January 6, 2026;
- designate April 1, 2026, as a budget workshop;
- move the August 26, 2026, council voting agenda and budget public hearing to August 25, 2026;
- add August 26, 2026, as an additional council briefing date and designate it as a budget workshop;
- designate Wednesday, September 2, 2026, as a budget workshop for the purpose of receiving the City Manager's refined budget recommendation based on City Council feedback on the proposed budget and adopt budget on first reading; and
- move the September 21, 2026, Housing and Homelessness Solutions and Finance Committee meetings to September 22, 2026.

Motion seconded by Councilmember Mendelsohn.

After discussion, Mayor Johnson called a vote and declared the item amended. (Resendez absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1780

CLOSED SESSION

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.).

At 1:57 p.m., Mayor Johnson announced the closed session of the city council authorized by Chapter 551, "OPEN MEETINGS," of the (Texas Open Meetings Act) to discuss the following matters:

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.).

The closed session ended and reconvened to open session at 5:12 p.m. No other matters were discussed during the closed session.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1781

Item 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.**

Councilmember Blackmon moved to adopt the item.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1782

Item 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

Councilmember Gracey moved to adopt the item.

Motion seconded by Councilmember Blackmon.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1783

Item 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.**

Mayor Pro Tem Moreno moved to adopt the item.

Motion seconded by Councilmember Johnson.

During discussion, Councilmember Bazaldua called the question.

Call seconded by Councilmember Blackmon.

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

Voting Yes: [10] Moreno, Willis, West, Gracey, Johnson,
Cadena, Bazaldua, Blair, Blackmon,
Stewart

Voting No: [3] Mayor, Roth, Mendelsohn

Absent When Vote Taken: [2] Resendez, Ridley

The city secretary declared the call adopted.

Mayor Johnson called a vote on Mayor Pro Tem Moreno’s motion to adopt the item and declared the item adopted on a divided vote with Councilmember Mendelsohn voting “No.” (Resendez, Ridley absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1784

Item 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)

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

Veletta Forsythe-Lill, 622 Blair Blvd.
Sarah Crain, 6350 Keller Springs Rd., representing Preservation Dallas
Melissa Kingston, 5901 Palo Pinto Ave.
Alice Riggins Stevenson, 3310 Fairmount St.
Marcel Quimby, 9001 Hammon Ave.
Michael Amonett, 2210 W. 10th St.
Joanna Hampton, 5408 Swiss Ave.
Martha Heimberg, 1523 Abrams Rd., representing Junius Heights Historic District
Rene Schmidt, 715 Parkmont St.
Quin Mathews, 6808 Meadow Lake Cir.
Mike Northrup, 5703 Goliad Ave.
Evan Sheets, 1401 Elm St., representing Downtown Dallas Inc.
Melanie Vanlandingham, 6311 Lakeshore Dr.
Carol Bell-Walton, 6705 Velasco Ave.
Alyx Scott, 6472 Trammel Dr. (handout provided)
Zaida Basora, 325 N. St. Paul St., representing AIA Dallas
Terri Raith, 1518 Abrams Rd.
DeMondre Montgomery, 8207 Nunley Ln.
Jesus Pena, 328 Kittiwake Cir.
Antong Lucky, 2735 Frazier St.
Brent Brown, 2500 McKinney Ave.
Shelly Potter, 4437 Cole Ave.
Damien LaVeck, 6215 Georgian Ct.
Harrison Blair, 2922 Martin Luther King Jr. Blvd., representing Dallas Black Chamber of Commerce
Delores Serroka, Not Provided
Shawn Todd, 400 N. Ervay St.
Bruce Richardson, Not Provided

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

- Section 2 the scope of the evaluation is amended to include:
 - 2(a) evaluate office space needs for departments currently located within city hall, Oak Cliff Municipal Center, and other major city staff facilities.
 - 2(d) retain external expertise pursuant to applicable laws, to review city hall repair needs and costs.
 - 2(f) present findings on the scope of evaluation to the finance committee as soon as possible, but no later than February 2026.

- Sections 3 and 4 are combined to read as follows:
 - the city manager is directed to evaluate economic development options for city hall in a way that is supportive of the Kay Bailey Hutchinson Convention Center Master Plan and Fair Park improvements that increase tax revenue to the city and that create catalytic growth in the central business district and the southern sector, including:
 - complete a market study of the highest and best use for the site;
 - based on the market study findings, an analysis of the potential economic impact of the redevelopment of the site vs. the economic impact of the current development; and
 - determine the value of the city hall site.
 - The city manager is directed to consider and determine the appropriate funding sources to support the evaluations, including the ARPA Redevelopment Fund.

Motion seconded by Deputy Mayor Pro Tem Willis.

During discussion, Councilmember Ridley moved a subsidiary motion to adopt the item with the following changes:

- Section 1 reads:
 - The the City Council hereby directs the City Manager to (i) obtain a current facility condition assessment of City Hall; and (ii) report the findings to the Committee on Finance no later than February 2026.
- Section 2 that the scope of the evaluation of City Hall should include the following:
 - a) finalize the evaluation of office space needs for departments currently located within City Hall, the Oak Clif Municipal Center, and other major City staff facilities;
 - b) retain external expertise to conduct a comprehensive facility condition assessment, pursuant to applicable laws and determine deferred maintenance costs;
 - c) develop a phased plan and funding strategy to address deferred maintenance;
 - d) review alternate siting options for non-traditional office uses currently housed at City Hall such as data center space, call center staff; and
 - e) present an update on each item above to the Committee on Finance no later than February 2026.
- Section 3:
 - Create a task force of 5 to 7 professionals outside of city government with no financial stake to review City Hall office space needs and the results of the FCA and make recommendations to the Committee on Finance.
- Section 4: That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

Subsidiary motion seconded by Councilmember Blackmon.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

25-1784

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

Voting Yes: [5] Bazaldua, Blackmon, Roth, Mendelsohn,
Ridley

Voting No: [10] Mayor, Moreno, Willis, West, Gracey,
Johnson, Resendez, Cadena, Blair, Stewart

The city secretary declared the motion failed.

Councilmember Ridley moved a subsidiary motion to create a task force of 5 to 7 professionals outside of city government with no financial stake to review City Hall office space needs and the results of the FCA and make recommendations to the Committee on Finance.

Subsidiary motion seconded by Councilmember Mendelsohn.

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

Voting Yes: [4] Blackmon, Roth, Mendelsohn, Ridley

Voting No: [11] Mayor, Moreno, Willis, West, Gracey,
Johnson, Resendez, Cadena, Bazaldua, Blair,
Stewart

The city secretary declared the subsidiary motion failed.

After further discussion, Councilmember West requested a record vote on the original motion.

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

Voting Yes: [12] Mayor, Moreno, Willis, West, Gracey,
Johnson, Resendez, Cadena, Bazalua,

Voting No: [3] Blackmon, Mendelsohn, Ridley

The city secretary declared the item amended.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1785

CONSENT ZONING DOCKET

Prior to consideration of the consent zoning docket and the item being read into the record Councilmember Bazaldua moved to defer agenda item Z6 to the December 10, 2026 voting agenda meeting of the city council.

Prior to consideration of the consent zoning docket and the item being read into the record Councilmember Bazaldua moved to defer agenda item Z7 to the January 28, 2026 voting agenda meeting of the city council.

Prior to consideration of the consent zoning docket and the item being read into the record Councilmember Bazaldua moved to defer agenda item Z8 to the December 10, 2025 voting agenda meeting of the city council.

Prior to consideration of the consent zoning docket and the item being read into the record Councilmember Stewart moved to defer agenda item Z13 to the January 28, 2026 voting agenda meeting of the city council.

The consent zoning docket consisted of agenda items Z1 – Z14.

- Agenda item Z1: Zoning Case Z245-120(TB)/Z-25-000150
- Agenda item Z2: Zoning Case Z245-127(CC)/Z-25-000139
- Agenda item Z3: Zoning Case Z245-128(CC)/Z-25-000138
- Agenda item Z4: Zoning Case Z245-151(TB) / Z-25-000054
- Agenda item Z5: Zoning Case Z245-167(MB) / Z-25-000017
- Agenda item Z6: Zoning Case Z245-214(LG) / Z-25-000001
- Agenda item Z7: Zoning Case Z245-216(LC) / Z-25-000099
- Agenda item Z8: Zoning Case Z-25-000020
- Agenda item Z9: Zoning Case Z-25-000021
- Agenda item Z10: Zoning Case Z-25-000041
- Agenda item Z11: Zoning Case Z-25-000058
- Agenda item Z12: Zoning Case Z-25-000063
- Agenda item Z13: Zoning Case Z-25-000083
- Agenda item Z14: Zoning Case Z-25-000111

Agenda item Z9 was removed from the consent zoning docket to be considered as an individual hearing.

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25-1785

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Therefore, the consent zoning docket, consisting of agenda items Z1-Z5, Z10-Z12 and Z14 was presented for consideration.

- Agenda item Z1: Zoning Case Z245-120(TB)/Z-25-000150
- Agenda item Z2: Zoning Case Z245-127(CC) / Z-25-000139
- Agenda item Z3: Zoning Case Z245-128(CC) / Z-25-000138
- Agenda item Z4: Zoning Case Z245-151(TB) / Z-25-000054
- Agenda item Z5: Zoning Case Z245-167(MB) / Z-25-000017
- Agenda item Z10: Zoning Case Z-25-000041
- Agenda item Z11: Zoning Case Z-25-000058
- Agenda item Z12: Zoning Case Z-25-000063
- Agenda item Z14: Zoning Case Z-25-000111

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

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1786

Item Z1: Zoning Case Z245-120(TB)/Z-25-000150 [Consent Zoning Docket]

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

***In alignment with ForwardDallas.**

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 33271

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1787

Item Z2: Zoning Case Z245-127(CC)/Z-25-000139 [Consent Zoning Docket]

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

***In alignment with ForwardDallas.**

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 33272

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1788

Item Z3: Zoning Case Z245-128(CC)/Z-25-000138 [Consent Zoning Docket]

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 activityvideoboard 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.

***In alignment with ForwardDallas.**

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 33273

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1789

Item Z4: Zoning Case Z245-151(TB)/Z-25-000054 [Consent Zoning Docket]

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.

***In alignment with ForwardDallas.**

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 33274

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1790

Item Z5: Zoning Case Z245-167(MB)/Z-25-000017 [Consent Zoning Docket]

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

***In alignment with ForwardDallas.**

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 33275

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1791

Item Z6: Zoning Case Z245-214(LG)/Z-25-000001 [Consent Zoning Docket]

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]

***In alignment with ForwardDallas.**

Prior to consideration of the consent zoning docket and the item being read into the record Councilmember Bazaldua moved to defer the item to the December 10, 2025 voting agenda meeting of the city council.

Motion seconded by Councilmember West and unanimously deferred. (Mayor, Willis, Johnson, Resendez absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1792

Item Z7: Zoning Case Z245-216(LC)/Z-25-000099 [Consent Zoning Docket]

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

***In alignment with ForwardDallas.**

Prior to consideration of the consent zoning docket and the item being read into the record Councilmember Bazaldua moved to defer the item to the January 28, 2026 voting agenda meeting of the city council.

Motion seconded by Councilmember West and unanimously deferred. (Mayor, Willis, Resendez, Johnson, Blackmon absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1793

Item Z8: Zoning Case Z-25-000020 [Consent Zoning Docket]

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

***In alignment with ForwardDallas.**

Prior to consideration of the consent zoning docket and the item being read into the record Councilmember Bazaldua moved to defer the item to the December 10, 2025 voting agenda meeting of the city council.

Motion seconded by Councilmember West and unanimously deferred. (Mayor, Johnson, Resendez, Blackmon, Ridley absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1794

Item Z9: Zoning Case Z-25-000021 [Consent Zoning Docket]

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

***In alignment with ForwardDallas.**

The city secretary stated the item required a favorable vote of three-fourths for adoption.

The following individuals addressed the city council on the item:

Philip Kingston, 5901 Palo Pinto Ave., representing Crescent Custom Homes
(handout provided)
Laura Baggett, 10026 Coppedge Ln. (handout provided/visual presentation)
Jorge Guerrero, 20 Wimberley Ct.
Ross Coulter, 3851 Regent Dr.
Katie Ford, 22 Wimberley Ct. (handout provided)
Andrea Spica, 10170 Betty Jane Pl., representing WHHA Betty Jane Development
John Wimberley, 25 Wimberley Ct., representing Wimberly Court Homeowners Assoc.
Kathryn Rafter, 10141 Betty Jane Ct. (visual presentation)
Sara Fulmer, 26 Wimberley Ct. (handout provided)
Virginia Worley, 3816 Martha Ln. (handout provided)
Anne Baum, 26 Wimberley Ct., representing Wimberly Court Homeowners Assoc.
(handout provided)
Tina Tuccelli, 10176 Betty Jane Ln. (handout provided)
Tricia Pittman, 22 Wimberley Ct. (handout provided)
Kristina Goff, 3851 Beutel Ct. (handout provided)
Alex Eshelbrenner, 10155 Betty Jane Pl. (handout provided)
Robert Brecht, 4126 Killion Dr. (handout provided)
Francey Beall, Not Provided
Jeffery Cargile, Not Provided
Stacey Houston, 10151 Betty Jane Ln.
Matthew Wilkerson, 23 Wimberley Ct.
Kathy Adcock Smith, 105351 Somerton Dr.

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Deputy Mayor Pro Tem Willis moved to close the public hearing and deny the item without prejudice.

Motion seconded by Councilmember Bazaldua.

After discussion, Presiding Officer Moreno called a vote and declared the item unanimously denied.
(Mayor, Resendez, Blackmon absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1795

Item Z10: Zoning Case Z-25-000041 [Consent Zoning Docket]

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

***In alignment with ForwardDallas.**

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 33276

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1796

Item Z11: Zoning Case Z-25-000058 [Consent Zoning Docket]

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

***In alignment with ForwardDallas.**

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 33277

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1797

Item Z12: Zoning Case Z-25-000063 [Consent Zoning Docket]

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

***In alignment with ForwardDallas.**

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 33278

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1798

Item Z13: Zoning Case Z-25-000083 [Consent Zoning Docket]

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

***In alignment with ForwardDallas.**

Prior to consideration of the consent zoning docket and the item being read into the record Councilmember Stewart moved to defer the item to the January 28, 2026 voting agenda meeting of the city council.

Motion seconded by Councilmember Bazaldua and unanimously deferred. (Mayor, Johnson, Resendez, Blackmon, Ridley absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1799

Item Z14: Zoning Case Z-25-000111 [Consent Zoning Docket]

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

***In alignment with ForwardDallas.**

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 33279

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1800

DEVELOPMENT CODE AMENDMENTS – INDIVIDUAL

Item 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

The following individuals addressed the city council on the item:

Rudy Karimi, 6214 Goliad Ave.
Michael Williams, 3100 McKinnon St.

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

- Division 51A-4.1000, “Park Land Dedication,” is moved into a new Article 8A, also titled “Park Land Dedication.”
- The fees for the park land dedication fee-in-lieu is:
 - Single family or duplex, 2%
 - Multifamily (one bedroom), 1%;
 - Multifamily (two or more bedrooms), 1.5%; and
 - Hotel and motel, 1%.
- The director may not require dedication of park land unless the dedicated park land will be located within a 10-minute walk (approximately 0.5 miles) of 1,000 or more residents. If the director requires dedication of park land, city council must approve the expenditure of any funds for the acquisition of the land. For purposes of this requirement, a 10-minute walk is determined using the same or similar metrics used by the Trust for Public Land to determine its 10-minute walk score.
- Up to 20 percent of the park land dedication fund may be used for indirect costs reasonably incurred in connection with park acquisition and improvement.

Motion seconded by Councilmember West.

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During discussion, Councilmember Ridley moved a subsidiary motion to increase the park land dedication fee-in-lieu for multifamily (two or more bedrooms) to two percent.

Subsidiary motion seconded by Councilmember Blair.

At the request of Councilmember West, the following individual addressed the city council on the item:

Katie O'Brien, 6311 Vanderbilt Ave.

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

Voting Yes: [6] Moreno, Cadena, Bazaldua, Roth,
Mendelsohn, Ridley

Voting No: [6] Willis, West, Gracey, Johnson, Blair, Stewart,

Absent When Vote Taken: [3] Mayor, Resendez, Blackmon

The city secretary declared the subsidiary motion failed.

Councilmember Mendelsohn moved a subsidiary motion to increase the park land dedication fee-in-lieu for multifamily (two or more bedrooms) to 1.75 percent.

Motion seconded by Councilmember Bazaldua.

Presiding Officer Moreno called a vote on Councilmember Mendelsohn's subsidiary motion and declared the motion adopted on a divided vote with Councilmember West voting "No." (Mayor, Resendez, Blackmon absent when vote taken)

Presiding Officer Moreno called a vote on Councilmember Stewart's motion as amended by Councilmember Mendelsohn and declared the item amended. (Mayor, Resendez, Blackmon absent when vote taken)

Assigned ORDINANCE 33280

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1801

MISCELLANEOUS HEARINGS

Item PH2: A—public hearing to receive comments on a proposed municipal setting designation to prohibit the use of groundwater as potable water beneath 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

Corrected

The city secretary read the following statement into the record:

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

The following individual addressed the city council:

Kenneth Tramm, 5100 Thompson Terrace, Colleyville, TX
[Geoscientist]

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

Motion seconded by Councilmember Gracey and unanimously adopted. (Mayor, West, Resendez, Blackmon, Ridley absent when vote taken)

Assigned ORDINANCE NO. 33281

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1802

MISCELLANEOUS HEARINGS

Item 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.**

No one addressed the city council on the item.

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

Motion seconded by Councilmember Gracey and unanimously adopted. (Mayor, West, Resendez, Blackmon, Ridley absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1803

MISCELLANEOUS HEARINGS

Item 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.**

No one addressed the city council on the item.

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

Motion seconded by Councilmember Gracey and unanimously adopted. (Mayor, West, Resendez, Blackmon, Ridley absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1804

MISCELLANEOUS HEARINGS

Item 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.**

No one addressed the city council on the item.

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

Motion seconded by Councilmember Johnson and unanimously adopted. (Mayor, Willis, West, Resendez, Blackmon, Ridley absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

NOVEMBER 12, 2025

25-1805

MISCELLANEOUS HEARINGS

Item 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.**

No one addressed the city council on the item.

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

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

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, NOVEMBER 12, 2025

EXHIBIT C