

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, JANUARY 28, 2026

26-0270

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

PRESENT: [15] Mayor Johnson, Moreno, Willis, West, Gracey (**10:38 a.m.), Johnson, *Resendez, Cadena, Bazaldua, Blair, Blackmon, Stewart, Roth (**12:10 p.m.), Mendelsohn, *Ridley

ABSENT: [0]

The meeting was called to order at 10:18 a.m. with a quorum of the city council present.

The invocation was given by Councilmember Maxie Johnson.

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

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

The meeting recessed at 12:37 p.m. to closed session and reconvened to open session at 1:38 p.m. [Mayor Johnson (**1:52 p.m.), West (**1:41 p.m.), Johnson (**1:41 p.m.)]

After all business properly brought before the city council had been considered, the city council adjourned at 2:13 p.m.

Mayor

ATTEST:

City Secretary

Date Approved

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

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

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

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

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

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, JANUARY 28, 2026

EXHIBIT A

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, JANUARY 28, 2026

EXHIBIT B

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 28, 2026

26-0271

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: Davante Peters, 7937 Woodshire Dr.
SUBJECT: Botham Jean freeway sign update
REPRESENTING: Community Movement Builders

SPEAKER: Talissa Shamsid Deen, 5957 Golden Gate Dr.
SUBJECT: Botham Jean freeway sign update
REPRESENTING: Community Movement Builders

SPEAKER: Denise McGovern, 7347 La Bolsa Dr.
SUBJECT: Dallas Public Library
REPRESENTING: Friends of the Dallas Public Library

SPEAKER: Arun Agarwal, 123 Oak Lawn Ave.
SUBJECT: Item 31

SPEAKER: Tracy Forbs, 2702 Macon St.
SUBJECT: Community Park

OPEN MICROPHONE – END OF MEETING:

SPEAKER: Hassam Hassan, 6220 Unbridled Dr., Forney, TX
SUBJECT: Israel Palestine conflict ceasefire

SPEAKER: Jodie Wiederkehr, 7056 Damen Ave., Chicago, IL
SUBJECT: Please ban horse carriages
REPRESENTING: Partnership to Ban Horse Carriages Worldwide

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 28, 2026

26-0722

Item 1: Approval of Minutes of the January 14, 2026 City Council Meeting

Councilmember Mendelsohn moved to adopt the minutes as presented.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 28, 2026

26-0273

CONSENT AGENDA

The consent agenda consisted of consent agenda items 2-28. Consent agenda item 10 was corrected.

Councilmember Bazaldua requested consent agenda items 3 and 16 be considered as individual items later in the meeting; there was no objection voiced by the city council.

Councilmember Johnson requested consent agenda items 3 and 5 be considered as individual items later in the meeting; there was no objection voiced by the city council.

Councilmember Mendelsohn requested consent agenda items 6, 24 and 26 be considered as individual items later in the meeting; there was no objection voiced by the city council.

Therefore, the consent agenda, consisting of consent agenda items 2, 4, 7-15, 17-23, 25, 27 and 28 was presented for consideration.

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

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 28, 2026

26-0274

Item 2: Authorize the application for a series of grants from the Texas Office of the Governor, Criminal Justice Division, to provide an endeavor to reduce crime and improve public safety for the fiscal year 2027 - Financing: This action has no cost consideration to the City (see Fiscal Information)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 28, 2026

26-0275

Item 3: Authorize a five-year cooperative purchasing agreement for a cloud-based video management and analytics platform, Verkada, for the Dallas Police Department with Sigma Surveillance, Inc. dba STS360 through the Department of Information Resources cooperative agreement - Not to exceed \$4,631,204.78 - Financing: Confiscated Monies-Federal Fund (\$946,304.96) and General Fund (\$3,684,899.82) (subject to annual appropriations)

Councilmember Johnson and Councilmember Bazaldua 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 Johnson moved to adopt the item.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 28, 2026

26-0276

Item 4: Authorize **(1)** a one-year concessions agreement in the amount of \$200,000.00, with a one-year renewal option in the amount of \$200,000.00 to provide food and beverage operations at Fair Park, including the Cotton Bowl - Legends Hospitality dba Legends Hospitality LLC, lowest responsible bidder of three; and **(2)** the receipt and deposit of estimated annual revenue funds of \$1,000,000.00 from Legends Hospitality dba Legends Hospitality LLC into the Fair Park Fund - Not to exceed \$400,000.00 - Financing: Fair Park Fund (subject to annual appropriations) (see Fiscal Information); Revenue: Fair Park Fund \$1,000,000.00

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 28, 2026

26-0277

Item 5: Authorize a maintenance and use agreement with Southern Gateway Public Green Foundation for the maintenance, operation, and use of Halperin Park located between South Marsalis Avenue and South Ewing Avenue - Financing: This action has no cost consideration to the City (see Fiscal Information)

Councilmember Johnson 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 Johnson moved to defer the item to the February 25, 2026 voting agenda meeting of the city council.

Motion seconded by Councilmember Blackmon and unanimously deferred. (West, Roth absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 28, 2026

26-0278

Item 6: Authorize a construction services contract for the construction of the Forest Audelia Recreation Center Project located at 9759 Forest Lane - SCI Construction, Ltd., best value proposer of nineteen - Not to exceed \$4,010,000.00 - Financing: Capital Gifts, Donation & Development Fund

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 Stewart moved to adopt the item.

Motion seconded by Councilmember Blackmon.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 28, 2026

26-0279

Item 7: Authorize Supplemental Agreement No. 2 to increase the professional services contract with Freese and Nichols, Inc. to provide engineering design for the detailed design, design development, construction documents, bidding and negotiation, and construction administration for the White Rock Lake Dredging Project, located at White Rock Lake, in an amount not to exceed \$347,500.00, increasing the contract amount from \$1,024,950.00 to \$1,372,450.00 - Not to exceed \$347,500.00 - Financing: USACE White Rock Lake EI Design Assistance Grant Fund (\$231,666.67), and Park and Recreation Facilities (B) Fund (\$115,833.33)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 28, 2026

26-0280

- Item 8: Authorize a tax increment financing (“TIF”) development and a Chapter 380 grant agreement (“Agreement”) with Southern Gateway Public Green Foundation (“Developer” of “SGPGF”) in a total amount not to exceed \$8,000,000.00, including up to \$6,964,198.00 from the Oak Cliff Gateway TIF District (“TIF Subsidy”) and an economic development grant of \$1,035,802.00 (“Grant”) from the 2012 General Obligation Bond Program, in consideration of the Phase I Plaza Area Project at Halperin Park (“Project”), in accordance with the Economic Development Incentive Policy - Total not to exceed \$8,000,000.00 - Financing: Oak Cliff Gateway TIF District Fund (\$6,964,198.00) (subject to annual appropriations from tax increments) and Economic Development & Housing Development Fund (2012 General Obligation Bond Fund) (\$1,035,802.00)
***In alignment with Economic Development Incentive Policy.**

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 28, 2026

26-0281

Item 9: Authorize an increase in the construction services contract with Camino Construction, L.P., for additional work associated with water and wastewater main improvements at 17 locations (list attached to the Agenda Information Sheet) - Not to exceed \$880,000.00, from \$21,319,817.00 to \$22,199,817.00 - Financing: Water Construction Fund (\$415,000.00) and Wastewater Construction Fund (\$465,000.00)

***In alignment with Water and Wastewater Capital Improvement Program.**

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 28, 2026

26-0282

Item 10: An ordinance amending Chapter 28, "Motor Vehicles and Traffic, of the Dallas City Code by amending Sections 28-44, 28-50, and 28-60 (1) designating speed regulations on streets other than expressways and freeways; (2) designating speed ~~limits and one-way streets~~ in school zones; (3) designating one-way streets in school zones ~~and alleys~~; (4) providing a penalty not to exceed \$200.00; (5) providing a savings clause; (6) providing a severability clause; and (7) providing an effective date - Financing: This action has no cost consideration to the City (see Fiscal Information)

***In alignment with Thoroughfare Plan.**

Corrected

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 33315

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 28, 2026

26-0283

- Item 11: Authorize **(1)** an agreement with the Texas Department of Transportation (TxDOT) for a U.S. Department of Transportation Federal Highway Administration (FHWA) federal-aid project (Agreement No. CSJ 0581-01-183, Assistance Listing No. 20.205), in the amount of \$699,491.80 to provide cost reimbursement for material and labor incurred by the City related to the construction of traffic signals at the following intersections: East (E.) Ledbetter Drive and Corrigan Drive; South (S.) Great Trinity Forest Way and Haas Drive; S. Great Trinity Forest Way and Longacre Lane; S. Great Trinity Forest Way and S. Murdeaux Lane; S. Great Trinity Forest Way and Stoneport Drive; Horizon Drive and E. Ledbetter Drive; and Mystic Trail and E. Ledbetter Drive, and retiming of directly impacted signals in the area related to the construction; **(2)** the establishment of appropriations in the amount of \$699,491.80 in the TxDOT Traffic Signal Reimbursement FHWA Seven Locations Great Trinity Forest Way Fund; **(3)** the receipt and deposit of funds in the amount of \$699,491.80 in the TxDOT Traffic Signal Reimbursement FHWA Seven Locations Great Trinity Forest Way Fund; and **(4)** execution of the agreement and all terms, conditions, and documents required by the agreement - Total amount of \$699,491.80 - Financing: TxDOT Traffic Signal Reimbursement FHWA Seven Locations Great Trinity Forest Way Fund
***In alignment with ~~Capital Improvement Program~~. [Vision Zero Plan](#).**

Corrected

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 28, 2026

26-0284

- Item 12: Authorize **(1)** an agreement with the Texas Department of Transportation (TxDOT) for a U.S. Department of Transportation Federal Highway Administration (FHWA) federal-aid project (Agreement No. CSJ 0581-01-184, Assistance Listing No. 20.205), in the amount of \$394,216.90 to provide cost reimbursement for material and labor incurred by the City related to the construction of traffic signals at the following intersections: Dell Garden Avenue and Buckner Boulevard; Maddox Street and Buckner Boulevard; Rosemont Road and Buckner Boulevard; and Hillburn Drive and South Great Trinity Forest Way, and retiming of directly impacted signals in the area related to the construction; **(2)** the establishment of appropriations in the amount of \$394,216.90 in the TxDOT Traffic Signal Reimbursement FHWA Four Locations Buckner Fund; **(3)** the receipt and deposit of funds in the amount of \$394,216.90 in the TxDOT Traffic Signal Reimbursement FHWA Four Locations Buckner Fund; and **(4)** execution of the agreement and all terms, conditions, and documents required by the agreement - Total amount of \$394,216.90 - Financing: TxDOT Traffic Signal Reimbursement FHWA Four Locations Buckner Fund
***In alignment with Vision Zero Plan.**

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 28, 2026

26-0285

Item 13: Authorize **(1)** the adoption of a revised Public Transportation Agency Safety Plan for the Dallas Streetcar System; and **(2)** the City Manager to sign the revised Public Transportation Agency Safety Plan - Financing: This action has no cost consideration to the City (see Fiscal Information)
~~*In alignment with Infrastructure Management Plan.~~

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 28, 2026

26-0286

- Item 14: Authorize a professional engineering services contract with Jacobs Engineering Group, Inc., the most highly qualified proposer to provide engineering services for the Harry Hines Boulevard from Southeast of Medical District Drive to Southeast of Inwood Road project - Not to exceed \$2,999,160.00 - Financing: Street and Transportation (A) Fund (2017 General Obligation Bond Fund)
***In alignment with Bond Implementation Program.**

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 28, 2026

26-0287

- Item 15: Authorize an increase in the construction services contract with HQS Construction, LLC to compensate the contractor for additional work required by the Texas Department of Transportation (TxDOT), 12 months of additional traffic control maintained during TxDOT's signal work at the Highland Road and Ferguson Road intersection and remobilization necessary to complete the construction of Streetscape /Urban Design Group 17-7006 - Not to exceed \$319,746.44, from \$2,642,465.00 to \$2,962,211.44 - Financing: Street and Transportation (A) Fund (2017 General Obligation Bond Fund) (\$281,533.94), Equity Revitalization Capital Fund (\$38,212.50)
***In alignment with Infrastructure Management Plan.**

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 28, 2026

26-0288

Item 16: Authorize a Construction Manager at Risk Agreement with Swinerton Builders, best value proposer of two, for pre-construction and construction services for a new Dallas Police Department Law Enforcement Training Center on the University of North Texas at Dallas located at 7300 University Hills Boulevard to provide **(1)** pre-construction services for the Project for a fee in an amount not to exceed \$150,000.00; and **(2)** construction management services for a fee at a rate of one and eight hundred fifty-six one hundredths percent of the cost of work included as part of the total guaranteed maximum price within the total construction budget of \$150,000,000.00 - Not to exceed \$150,000.00 - Financing: Public Safety Facilities (F) Fund (2024 General Obligation Bond Fund)
***In alignment with Bond Implementation Program.**

Councilmember Bazaldua 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:

Jennifer Gates, 4914 Keyhole Ln.
LaJuana Barton, 608 Sapling Way, DeSoto, TX, representing Police Academy

Councilmember Bazaldua moved to adopt the item.

Motion seconded by Councilmember Blackmon.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 28, 2026

26-289

- Item 17: Authorize **(1)** an extension through September 30, 2026 for the obligations or expenditure of Community Development Block Grant (CDBG) Funds in the amount of \$6,706,866 for CDBG-funded projects that have not met the City's twelve-month obligation or twenty-four-month expenditure requirement; **(2)** preliminary adoption of Reprogramming Budget No. 2 (Substantial Amendment No. 2) to the FY2025-26 Action Plan to: **(a)** use unspent prior year CDBG Funds in the amount of \$2,566,661 for public improvement projects and **(b)** use unspent prior year CDBG CARES Act Relief Funds in the amount of \$450,000 for the emergency rental and mortgage assistance program; and **(3)** a public hearing on March 25, 2026, to receive comments on the proposed use of funds for Reprogramming Budget No. 2 (Substantial Amendment No. 2) to the FY 2025-26 Action Plan - Financing: This action has no cost consideration to the City (see Fiscal Information)
***In alignment with HUD Consolidated Plan.**

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 28, 2026

26-0290

- Item 18: Authorize **(1)** a secured, zero percent interest, forgivable loan agreement, approved as to form by the City Attorney, in the amount of \$650,000 to Austin Street Center to provide for rehabilitation of the property located at 2929 Hickory Street, Dallas, Texas 75226 which provides the Emergency Shelter and Crisis Services Program for individuals experiencing homelessness (the “Property”), for the period from February 1, 2026 through January 30, 2027; and **(2)** the execution of any and all terms, conditions, and documents required by the forgivable loan agreement, approved as to form by the City Attorney - Not to exceed \$650,000 - Financing: FY2024-25 CDBG Reprogramming No. 1 Fund
***In alignment with HUD Consolidated Plan.**

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 28, 2026

26-0291

Item 19: A resolution authorizing the conveyance of a drainage easement containing approximately 1,080 square feet of land to the City of Garland for the construction, maintenance, and use of drainage facilities over and across City-owned land located at Lake Ray Hubbard - Revenue: General Fund \$10,200.00 and Dallas Water Utilities Fund \$2,430.00

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 28, 2026

26-0292

Item 20: A resolution authorizing the conveyance of an easement and right -of-way containing approximately 4,107 square feet of land to Oncor Electric Delivery Company, LLC for the construction, maintenance and use of power lines, power poles and electric transformer facilities across City-owned land located near the intersection of East Clarendon Drive and South Marsalis Avenue - Financing: No cost consideration to the City

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 28, 2026

26-0293

Item 21: An ordinance abandoning a portion of Hillbrook Street to Dan Patterson, the abutting owner, containing approximately 3,126 square feet of land, located near the intersection of Lake Circle Drive and Meadow Lake Avenue; and authorizing the quitclaim - Revenue: General Capital Reserve Fund (\$25,952.00) and General Fund (\$20,000.00), plus the \$20.00 ordinance publication fee

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 33316

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 28, 2026

26-0294

Item 22: An ordinance granting a private license to 1100 Pearl Street, Inc., for the use of approximately 19 square feet of aerial space to install, occupy, maintain and utilize a premise blade sign with illumination over a portion of Jan Pruitt Way right-of-way located near its intersection with Pearl Expressway - Revenue: General Fund \$1,000.00 annually, plus the \$20.00 ordinance publication fee

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 33317

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 28, 2026

26-0295

Item 23: Authorize a five-year cooperative purchasing agreement for a cloud-based open data portal solution for the Department of Information and Technology Services with Tyler Technologies, Inc. through the Sourcewell cooperative agreement - Not to exceed \$821,212.98 - Financing: Data Services Fund (subject to annual appropriations)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 28, 2026

26-0296

Item 24: Authorize **(1)** the rejection of bids received for Group 7 for solid waste consulting services; and **(2)** a three-year service price agreement for Groups 1 through 6 and 8 through 10 for solid waste consulting services for the Department of Sanitation Services - Burns & McDonnell Engineering Company, Inc., Raftelis Financial Consultants, Inc. dba Raftelis, MidAtlantic Solid Waste Consultants, LLC dba MSW Consultants, Risa Fisher & Associates, Inc., Parkhill, Smith and Cooper, Inc., and Ensolum, LLC, most advantageous proposers of twelve - Estimated amount of \$3,609,828.00 - Financing: Sanitation Operation Fund (subject to annual appropriations)

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

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

Councilmember Stewart moved to adopt the item.

Motion seconded by Councilmember Blackmon.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 28, 2026

26-0297

Item 25: Authorize a three-year master agreement, with one two-year renewal option, for the purchase of employee uniforms and safety shoes for civilian employees citywide - No Ego, Inc. dba Winnyman Construction in the estimated amount of \$1,297,963.13, Northern Imports dba Work Wear Safety Shoes in the estimated amount of \$574,287.75, and Tyndale Enterprises, Inc. dba Tyndale Company, Inc. in the estimated amount of \$445,116.20, lowest responsible bidders of three - Total estimated amount of \$2,317,367.08 - Financing: Dallas Water Utilities Fund (\$1,780,719.99), Stormwater Drainage Operation Fund (\$50,000.00), and Sanitation Operation Fund (\$486,647.09)

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 28, 2026

26-0298

Item 26: Authorize a three-year service contract, with two one-year renewal options, for Family Medical Leave Act services for the Department of Human Resources - FMLASource, Inc, most advantageous proposer of four - Not to exceed \$663,488.64 - Financing: General Fund (subject to annual appropriations)

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

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

Councilmember Johnson moved to adopt the item.

Motion seconded by Councilmember Blair.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 28, 2026

26-0299

Item 27: Authorize **(1)** a three-year service price agreement for the maintenance and repair of butterfly valve actuators for the Dallas Water Utilities Department - Municipal Valve & Equipment Company, Inc. in the estimated amount of \$772,000.00 and Machining & Valve Automation Services, LLC dba MVA Services in the estimated amount of \$707,000.00; and **(2)** a three-year master agreement for the purchase of butterfly valves, parts and actuators for the Dallas Water Utilities Department - Mueller Water Products, Inc. dba Echologics LLC, Mueller Co LLC, Henry Pratt Company, LLC in the estimated amount of \$523,500.00, J&S Valve, Inc. in the estimated amount of \$435,000.00, and Macaulay Controls Company in the estimated amount of \$59,400.00, lowest responsible bidders of five - Total estimated amount of \$2,496,900.00 - Financing: Dallas Water Utilities Fund (\$2,386,900.00) and Stormwater Drainage Management Fund (\$110,000.00) (subject to annual appropriations)

***In alignment with Infrastructure Management Plan.**

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 28, 2026

26-0300

Item 28: Authorize settlement of the lawsuit styled, Sandy Ghanem v. City of Dallas, Cause No. DC-24-07641 - Not to exceed \$205,000.00 - Financing: Liability Reserve Fund

Adopted as part of the consent agenda.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 28, 2026

26-0301

Item 29: 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.

Mayor Pro Tem Moreno moved to appoint the following:

- Elizabeth Schrupp, General Public, to the Animal Advisory Commission;
- John P. Sibilsky, General Public, to the Citizen Homelessness Commission;
- D’Juan Rudolph to the Dallas Housing Finance;
- Anthony J. Interrant, Historic preservation, to the Landmark Commission;
- Neethi Sureka, Full-Time Student; Dallas County resident, to the Youth Commission;
- and
- Tanya Ragan, Dallas County resident, to the Reinvestment Zone Eight Board (Design District).

Motion seconded by Deputy Mayor Pro Tem Willis and unanimously adopted. (Roth absent when vote taken)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

26-0243

Page 2

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

26-5266	AAC	ANIMAL ADVISORY COMMISSION
26-5267	CHC	CITIZEN HOMELESSNESS COMMISSION
26-5268	DHC	DALLAS HOUSING FINANCE
26-5269	LMC	LANDMARK COMMISSION
26-5270	RZ08	REINVESTMENT ZONE EIGHT BOARD (DESIGN DISTRICT)
26-5271	YOC	YOUTH COMMISSION

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 28, 2026

26-0302

Item 30: 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 Foregone: General Fund: \$16,837,803.00 (see Fiscal Information) (This item was deferred on November 12, 2025)
***In alignment with Dallas Housing Policy 2033.**

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

Gunnar Rawlings, 4807 Swiss Ave., representing GoodHomes Communities
Debbie Wiatrek, 5910 N. Central Expy., representing Summit Property Management
Daniel Matian, 880 Third Ave., New York, NY, representing GoodHomes Communities

Mayor Pro Tem Moreno moved to deny the item.

Motion seconded by Deputy Mayor Pro Tem Willis.

During discussion, Councilmember Mendelsohn requested a record vote.

Councilmember Bazaldua moved a subsidiary motion to remand the item to the Housing and Homelessness Solutions Council Committee.

Subsidiary motion seconded by Mayor Pro Tem Moreno.

During discussion and at the request of Councilmember West, the following individuals addressed the city council on the item:

Aaron Eaquinto, Not Provided, representing Dallas Public Facility Corporation
Sam McDaniel, 3320 Reagan St., representing Dallas Public Facility Corporation

After discussion, Councilmember Bazaldua withdrew his subsidiary motion; there was no objection voiced by the city council.

Councilmember Bazaldua moved a subsidiary motion to remand the item to the Finance Council Committee.

Subsidiary motion seconded by Mayor Pro Tem Moreno.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

26-0302

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

Voting Yes: [14] Mayor Johnson, Moreno, Willis, West, Johnson, Resendez, Cadena, Bazaldua, Blair, Blackmon, Stewart, Roth, Mendelsohn, Ridley

Voting No: [1] Mendelsohn

The city secretary declared the item remanded.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 28, 2026

26-0303

Note: A motion to discharge the committee must be adopted to hear this item.

Councilmember Bazaldua moved that the Park and Recreation Board be discharged from further consideration of the funding and development agreement for the Community Park with Fair Park First.

Motion seconded by Councilmember Blackmon.

During discussion, Mayor Pro Tem Moreno moved a subsidiary motion to amend Councilmember Bazaldua's motion to instruct the Park and Recreation Board to report to the city council with their recommendation by February 25, 2026.

Subsidiary motion seconded by Councilmember Blair.

After discussion, Mayor Johnson called a vote and declared Mayor Pro Tem Moreno's subsidiary motion failed with majority voting in opposition.

During further discussion and at the request of Councilmember Stewart, the following individuals addressed the city council:

Heather Stevens, Not Provided, representing Fair Park First
Jason Brown, 2534 South Blvd., representing Fair Park First

Following discussion, Mayor Johnson called a vote and declared Councilmember Bazaldua's original motion to discharge was unanimously adopted.

Item 31: A resolution authorizing the City Manager to enter into a funding and development agreement with Fair Park First to raise funding for the design, development, and construction of the Community Park at Fair Park - Financing: This action has no cost consideration to the City (see Fiscal Information)

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

Venton Jones, 707 Vermont Ave., representing Texas House of Representatives
Scottie Smith, 1708 Martin Luther King Jr. Blvd.

Councilmember Bazaldua moved to commit the item to the Parks, Trails and Environment Council Committee.

Motion seconded by Councilmember Blackmon and unanimously committed.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 28, 2026

26-0304

Item 32: Authorize an increase in the amount of \$26 million to a previously authorized application approved on May 28, 2025, by Resolution No. 25-0814, for a loan in the amount of \$90 million from the State Infrastructure Bank for a total loan amount of \$116 million, to finance transportation related improvements and transportation related demolition surrounding the Kay Bailey Hutchison Convention Center - Financing: No cost consideration to the City
***In alignment with Kay Bailey Hutchison Convention Center Dallas Master Plan.**

Mayor Pro Tem Moreno moved to adopt the item.

Motion seconded by Councilmember Blackmon.

Councilmember Mendelsohn requested a record vote.

After discussion, Mayor Johnson called a record vote on the motion:

Voting Yes: [13] Mayor Johnson, Moreno, Willis, West, Gracey,
Johnson, Resendez, Cadena, Bazaldua, Blair,
Blackmon, Stewart, Ridley

Voting No: [2] Roth, Mendelsohn

The city secretary declared the item adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 28, 2026

26-0305

CONSENT ZONING DOCKET

Prior to consideration of the consent zoning docket and the item being read into the record, Councilmember Johnson moved to defer agenda item Z4 to the March 25, 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 Z6 to the February 25, 2026 voting agenda meeting of the city council.

The consent zoning docket consisted of agenda items Z1 – Z6.

- Agenda item Z1: Zoning Case Z245-215(MP)/Z-25-000039
- Agenda item Z2: Zoning Case Z-25-000091
- Agenda item Z3: Zoning Case Z-25-000110
- Agenda item Z4: Zoning Case Z-25-000113
- Agenda item Z5: Zoning Case Z-25-000119
- Agenda item Z6: Zoning Case Z-25-000168

No items were removed from the consent zoning docket to be considered as individual hearings.

Therefore, the consent zoning docket, consisting of agenda items Z1-Z3 and Z5 was presented for consideration.

- Agenda item Z1: Zoning Case Z245-215(MP)/Z-25-000039
- Agenda item Z2: Zoning Case Z-25-000091
- Agenda item Z3: Zoning Case Z-25-000110
- Agenda item Z5: Zoning Case Z-25-000119

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

Motion seconded by Councilmember Blackmon and unanimously adopted.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 28, 2026

26-0306

Item Z1: Zoning Case Z245-215(MP) / Z-25-000039 [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting **(1)** a new planned development district for MF-2(A) Multifamily District and commercial parking lot or garage uses and **(2)** a new specific use permit for commercial parking lot or garage uses on property zoned MF-2(A) Multifamily District, on the southeast line of Virginia Avenue and the southwest line of North Fitzhugh Avenue

Recommendation of Staff: Approval of **(1)** a new planned development district and **(2)** a new specific use permit for commercial parking lot or garage uses for a five-year period, subject to a site plan and conditions

Recommendation of CPC: Approval of **(1)** a new planned development district and **(2)** a new specific use permit for commercial parking lot or garage uses for a five-year period, subject to a site plan and conditions

***In alignment with ForwardDallas.**

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 33318 AND 33319

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 28, 2026

26-0307

Item Z2: Zoning Case Z-25-000091[Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 1262 for a private school on property zoned Planned Development District No. 803, on the northwest corner of Rosa Road and Midway Road

Recommendation of Staff: Approval, subject to a traffic management plan and conditions

Recommendation of CPC: Approval, subject to a traffic management plan and conditions

***In alignment with ForwardDallas.**

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 33320

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 28, 2026

26-0308

Item Z3: Zoning Case Z-25-000110[Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to the site plan for Specific Use Permit No. 40 for Commercial -1 Uses on property zoned R-7.5(A) Single Family District, on the southeast line of Cayuga Drive, northeast of Peavy Road

Recommendation of Staff: Approval, subject to amended site plan

Recommendation of CPC: Approval, subject to amended site plan

***In alignment with ForwardDallas.**

Adopted as part of the consent agenda.

Assigned ORDINANCE NO. 33321

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 28, 2026

26-0309

Item Z4: Zoning Case Z-25-000113[Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting a new Specific Use Permit for a tower/antenna for cellular communication limited to a monopole cellular tower on property zoned RR Regional Retail District, on the south line of East Clarendon Drive, east of South Beckley Avenue

Recommendation of Staff: Approval for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions

Recommendation of CPC: Approval for a ten-year period, subject to a 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 Johnson moved to defer the item to the March 25, 2026 voting agenda meeting of the city council.

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

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 28, 2026

26-0310

Item Z5: Zoning Case Z-25-000119 [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting an amendment to add the sale of alcoholic beverages to Specific Use Permit No. 2441 for a restaurant without drive-in or drive-through service on property zoned NO(A) Neighborhood Office District with a D-1 Liquor Control Overlay, on the south line of Bruton Road, east of Pleasant Drive

Recommendation of Staff: Approval, subject to amended conditions

Recommendation of CPC: Approval for a ten-year period, subject to amended conditions

***In alignment with ForwardDallas.**

Adopted as part of the consent zoning docket.

Assigned ORDINANCE NO. 33322

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 28, 2026

26-0311

Item Z6: Zoning Case Z-25-000168 [Consent Zoning Docket]

A public hearing to receive comments regarding an application for and an ordinance granting a new Specific Use Permit for a public school other than an open enrollment charter school on property zoned MF -2(A) Multifamily Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, in an area bounded by Malcolm X Boulevard, Park Row Avenue, Jeffries Street, and Al Lipscomb Way

Recommendation of Staff: Approval subject to a site plan, traffic management plan, and conditions

Recommendation of CPC: Approval subject to a site plan, traffic management 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 February 25, 2026 voting agenda meeting of the city council.

Motion seconded by Councilmember West and unanimously deferred.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 28, 2026

26-0312

ZONING CASES - UNDER ADVISEMENT – INDIVIDUAL

Item Z7: Zoning Case Z245-216(LC) / Z-25-000099

A public hearing to receive comments regarding an application for 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

Note: This item was deferred by the City Council at the public hearing on November 12, 2025, and is scheduled for consideration on January 28, 2026.

***In alignment with ForwardDallas.**

The following individual addressed the city council on the item:

Hazir Moosa, 3412 Maywood Ln., Palmer, TX

Councilmember Bazaldua moved to close the public hearing, accept the recommendation of the city plan commission:

- subject to the amended deed restrictions volunteered by the applicant submitted at this meeting.

and pass the ordinance.

Motion seconded by Councilmember Blackmon and unanimously amended.

Assigned ORDINANCE NO. 33323

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 28, 2026

26-0313

ZONING CASES – UNDER ADVISEMENT – INDIVIDUAL

Item Z8: Zoning Case Z-25-000083

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

Note: This item was deferred by the City Council at the public hearing on November 12, 2025, and is scheduled for consideration on January 28, 2026.
***In alignment with ForwardDallas.**

No one addressed the city council on the item.

Councilmember Stewart moved to close the public hearing and remand the item to the city plan and zoning commission.

Motion seconded by Councilmember Bazaldua and unanimously remanded.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

JANUARY 28, 2026

26-0314

MISCELLANEOUS HEARINGS

Item PH1: A public hearing to receive comments regarding amendments and updates to the City of Dallas Economic Development Incentive Policy, and, at the close of the public hearing, authorize the adoption of the Economic Development Incentive Policy for the public purpose of promoting economic and community development and stimulating business and commercial activity in the City of Dallas, including: **(1)** updated language to ensure alignment with federal directives and associated policy amendments specifically including updated language regarding the new Developing Regional and Inclusive Vendor Enterprises program; **(2)** addition of a new provision allowing City Council to approve a non-conforming negotiated incentives project with a three-quarters vote of City Council; **(3)** clarification that the Office of Economic Development has administrative responsibility for funding from Proposition H of the 2024 City's General Obligation Bond Program and funding from the City's Mixed Income Housing Development Bonus Program; and **(4)** general clean-up revisions and minor/technical corrections - Financing: No cost consideration to the City

***In alignment with Economic Development Incentive Policy.**

No one addressed the city council on the item.

Mayor Pro Tem Moreno moved to close the public hearing and adopt the item with the following change:

- 2024 Bond Program funds cannot be used to finance any project approved under the non-conforming negotiated incentives provision.

Motion seconded by Councilmember Mendelsohn.

Councilmember Bazaldua moved a subsidiary motion as follows:

- Negotiated Incentives require a 2/3 vote of Dallas City Council members present to approve a non-conforming project; and
- Assessments and Allowable Costs under Exhibit C is amended to allow the City to review its participation in other PIDs.

Subsidiary motion seconded by Councilmember Blackmon.

Councilmember West moved a secondary subsidiary motion to commit the item to the Finance Council Committee.

Secondary subsidiary motion seconded by Councilmember Blair.

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

26-0314

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During discussion, Councilmember West withdrew his motion; there was objection to the withdrawal.

Mayor Johnson called a vote on Councilmember West's withdrawal and declared the secondary subsidiary motion withdrawn on a divided vote with Councilmember Bazaldua voting "No."

Councilmember West moved a secondary subsidiary motion to strike the following:

- Assessments and Allowable Costs under Exhibit C is amended to allow the City to review its participation in other PIDs.

Secondary subsidiary motion seconded by Deputy Mayor Pro Tem Willis.

After discussion, Mayor Johnson called a vote on Councilmember West's secondary subsidiary motion and declared the motion adopted. (Resendez absent when vote taken)

Mayor Johnson called a vote on Councilmember Bazaldua's amended motion, as amended by Councilmember West's secondary subsidiary motion, and declared the subsidiary motion adopted. (Resendez absent when vote taken)

Mayor Johnson called a vote on Mayor Pro Tem Moreno's motion, as amended by Councilmember West and Councilmember Bazaldua, and declared the item unanimously amended. (Resendez absent when vote taken)

MINUTES OF THE DALLAS CITY COUNCIL
WEDNESDAY, JANUARY 28, 2026

EXHIBIT C