

City of Dallas

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



ANNOTATED COUNCIL AGENDA

February 25, 2026

9:28 A.M. – 6:12 P.M.

[26-0390; HELD]

Invocation and Pledge of Allegiance

Agenda Item/Open Microphone Speakers
[26-0391]

VOTING AGENDA

1. Approval of Minutes of the February 11, 2026 City Council Meeting
[26-0392; APPROVED]

CONSENT AGENDA [26-0393; APPROVED]

VIBRANT

Office of Arts and Culture

2. A resolution authorizing and establishing the Cultural Organizations Program (COP) and approving the COP guidelines established by the Office of Arts and Culture to support cultural services in the City of Dallas for the fiscal year 2026-27 - Financing: This action has no cost consideration to the City (see Fiscal Information)
***In alignment with Dallas Cultural Plan.**
[26-0394; APPROVED]

Office of Housing and Community Empowerment

Note: Agenda Item No. 3 must be considered before Agenda Item No. 69 is considered.

3. Authorize an amendment to the Dallas Housing Resource Catalog (DHRC) to (1) amend the Dallas Homebuyer Assistance Program statement (Exhibit A, pp. 14-21) to provide expanded administration and adjust affordability periods to align with changes to federal HOME Investment Partnership Program regulations; (2) amend the Dallas Housing Finance Corporation program statement (Exhibit A, pp. 58-63) to formalize program operations; (3) amend the Dallas Public Facility Corporation program statement (Exhibit A, pp. 64-69) to formalize program operations; (4) amend the Housing Tax Credit Program statement in (Exhibit A, pp. 53-56) to clarify application criteria and process; (5) remove the Title Clearing and Clouded Title Prevention Program, as program is no longer available; and (6) make general edits throughout the DHRC (Exhibit A) to clean up formatting and grammar - Financing: No cost consideration to the City
***In alignment with Dallas Housing Resource Catalog.**
[26-0395; (1) APPROVED (2-6) COMMITTED TO THE HOUSING AND HOMELESSNESS SOLUTIONS COUNCIL COMMITTEE BY COUNCILMEMBER MENDELSONH]

Park & Recreation Department

4. ~~Authorize (1) a Construction Manager at Risk Agreement with Linbeck Group, LLC, best value proposer of four, to provide preconstruction and construction services for the Dallas Zoo Safari Trail Project (or "Project") located at 650 South R.L. Thornton Freeway; and (2) the establishment of appropriations in an amount not to exceed \$60,000.00 in the Capital Gifts Match Donations and Development Fund - Not to exceed \$90,000.00 - Financing: Capital Gifts Match Donations and Development Fund (\$60,000.00); Park and Recreation Facilities (B) Fund (2024 General Obligation Bond Fund) (\$30,000.00)~~
[26-0396; DELETED]
5. Authorize Supplemental Agreement No. 4 to the Construction Manager at Risk Agreement with JE Dunn-Russell, a joint venture to provide additional construction services for Part Two of the Cotton Bowl Renovation, Rehabilitation and Addition Project in Fair Park located at 3750 The Midway - Not to exceed \$678,963.98, from \$118,186,867.00 to \$118,865,830.98 - Financing: Fair Park Revenue Bonds, Series 2023 Fund
[26-0397; APPROVED]

GROWING

Office of Economic Development

6. A resolution accepting the FY 2024-2025 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Three (Oak Cliff Gateway TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
***In alignment with Economic Development Incentive Policy.**
[26-0398; APPROVED]
7. A resolution accepting the FY 2024-2025 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Five (City Center TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
***In alignment with Economic Development Incentive Policy.**
[26-0399; APPROVED]

8. A resolution accepting the FY 2024-2025 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Six (Farmers Market TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
***In alignment with Economic Development Incentive Policy.
[26-0400; APPROVED]**
9. A resolution accepting the FY 2024-2025 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Seven (Sports Arena TIF District or District), and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
***In alignment with Economic Development Incentive Policy.
[26-0401; APPROVED]**
10. A resolution accepting the FY 2024-2025 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eight (Design District TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
***In alignment with Economic Development Incentive Policy.
[26-0402; APPROVED]**
11. A resolution accepting the FY 2024-2025 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Nine (Vickery Meadow TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
***In alignment with Economic Development Incentive Policy.
[26-0403; APPROVED]**
12. A resolution accepting the FY 2024-2025 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Ten (Southwestern Medical TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
***In alignment with Economic Development Incentive Policy.
[26-0404; APPROVED]**

13. A resolution accepting the FY 2024-2025 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eleven (Downtown Connection TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
***In alignment with Economic Development Incentive Policy.**
[26-0405; APPROVED]
14. A resolution accepting the FY 2024-2025 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twelve (Deep Ellum TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law - Financing: No cost consideration to the City.
***In alignment with Economic Development Incentive Policy.**
[26-0406; APPROVED]
15. A resolution accepting the FY 2024-2025 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Thirteen (Grand Park South TIF District or District), and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
***In alignment with Economic Development Incentive Policy.**
[26-0407; APPROVED]
16. A resolution accepting the FY 2024-2025 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Fourteen (Skillman Corridor TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
***In alignment with Economic Development Incentive Policy.**
[26-0408; APPROVED]
17. A resolution accepting the FY 2024-2025 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Fifteen (Fort Worth Avenue TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
***In alignment with Economic Development Incentive Policy.**
[26-0409; APPROVED]

18. A resolution accepting the FY 2024-2025 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Sixteen (Davis Garden TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
***In alignment with Economic Development Incentive Policy.**
[26-0410; APPROVED]
19. A resolution accepting the FY 2024-2025 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Seventeen (TOD TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
***In alignment with Economic Development Incentive Policy.**
[26-0411; APPROVED]
20. A resolution accepting the FY 2024-2025 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Eighteen (Maple/Mockingbird TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law - Financing: No cost consideration to the City.
***In alignment with Economic Development Incentive Policy.**
[26-0412; APPROVED]
21. A resolution accepting the FY 2024-2025 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Nineteen (Cypress Waters TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
***In alignment with Economic Development Incentive Policy.**
[26-0413; APPROVED]
22. A resolution accepting the FY 2024-2025 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twenty (Mall Area Redevelopment TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
***In alignment with Economic Development Incentive Policy.**
[26-0414; APPROVED]

23. A resolution accepting the FY 2024-2025 Annual Report on the status of Tax Increment Financing Reinvestment Zone Number Twenty-One (University TIF District or District) and authorizing the City Manager to submit the annual report to the Chief Executive Officer of each taxing jurisdiction that levies taxes on real property in the District and to the State Comptroller, as required by state law - Financing: No cost consideration to the City
***In alignment with Economic Development Incentive Policy.
[26-0415; APPROVED]**

SUSTAINABLE

Dallas Water Utilities Department

24. A resolution authorizing the conveyance of an easement and right -of-way containing, a total of approximately 831 square feet of land to Oncor Electric Delivery Company, LLC for the construction, maintenance and use of power lines and electric transformer facilities across City-owned land located at 12000 Greenville Avenue - Financing: No cost consideration to the City
***In alignment with Water and Wastewater Capital Improvement Program.
[26-0416; APPROVED]**
25. A resolution authorizing the [\(1\) acquisition of an easement from Oncor Electric Delivery Company, LLC; and \(2\) conveyance of an easement and right-of-way containing, a total of approximately 1,985 square feet of land to Oncor Electric Delivery Company, LLC for the construction, maintenance and use of power lines and electric transformer facilities across City-owned land located at the intersection of East Wintergreen Road and North Joe Wilson Road in Cedar Hill, Texas](#) - Financing: No cost consideration to the City
***In alignment with Water and Wastewater Capital Improvement Program.
[26-0417; CORRECTED; APPROVED]**
26. A resolution authorizing the conveyance of an easement and right -of-way containing, a total of approximately 2,098 square feet of land to Oncor Electric Delivery Company, LLC for the construction, maintenance, and use of power lines and electric transformer facilities across City-owned land located near the intersection of Bank Street and Herndon Drive - Financing: No cost consideration to the City
***In alignment with Capital Improvement Program.
[26-0418; APPROVED]**

27. A resolution authorizing the [\(1\) acquisition of an easement from Oncor Electric Delivery Company, LLC](#); and [\(2\)](#) conveyance of an easement and right-of-way containing, a total of approximately 2,240 square feet of land to Oncor Electric Delivery Company, LLC for the construction, maintenance and use of power lines and electric transformer facilities across City-owned land located near the intersection of Mountain Creek Parkway and Clark Road - Financing: No cost consideration to the City
***In alignment with Water and Wastewater Capital Improvement Program.**
[26-0419; CORRECTED; APPROVED]
28. A resolution authorizing [\(1\) the acquisition of an easement from Oncor Electric Delivery Company, LLC](#) [\(2\)](#) the conveyance of an easement and right-of-way containing, a total of approximately 10,429 square feet of land to Oncor Electric Delivery Company, LLC for the construction, maintenance, and use of power lines and electric transformer facilities across City-owned land located at the intersection of West Wintergreen Road and U.S. Highway No. 67 in Cedar Hill, Texas - Financing: No cost consideration to the City
***In alignment with Water and Wastewater Capital Improvement Program.**
[26-0420; CORRECTED; APPROVED]
29. Authorize an acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Columbia Packing of Texas, Ltd. of an unimproved tract of land containing approximately 1.678 acres located on East 11th Street near its intersection with Cedar Crest Boulevard for the Dallas Floodway Extension Project - Not to exceed \$411,900.00 (\$401,900.00, plus closing costs and title expenses not to exceed \$10,000.00) - Financing: Storm Drainage Management Capital Construction Fund
***In alignment with Capital Improvement Program.**
[26-0421; DEFERRED TO MARCH 25, 2026 BY COUNCILMEMBER JOHNSON]
30. Authorize a professional services contract with Stantec Consulting Services, Inc. dba Stantec to provide engineering services required for a feasibility study of the Main Stem Balancing Reservoir Project - Not to exceed \$2,949,946.00 - Financing: Water Capital Improvement F Fund
***In alignment with Long Range Water Supply Plan.**
[26-0422; APPROVED]
31. Authorize a construction services contract for the Hillcrest Road Pump Station House Project - Big Sky Construction Company, Inc., lowest responsible bidder of four - Not to exceed \$1,779,000.00 - Financing: TxDOT RTR Hillcrest Pump House Fund
***In alignment with Capital Improvement Program.**
[26-0423; APPROVED]

Department of Transportation and Public Works

32. Authorize payment to the Union Pacific Railroad Company (UPRR) for an agreement with UPRR, previously approved on August 9, 2017, by Resolution No. 17-1165, for the construction, maintenance, and use of a new grade-separated overpass structure within the UPRR right-of-way for Cockrell Hill Road from La Reunion Parkway to Singleton Boulevard, to include payment to UPRR for the right to construct, maintain, and repair a public overpass - Not to exceed \$238,632.00 - Financing: 2024B Certificates of Obligation Fund
***In alignment with Infrastructure Management Plan.**
[26-0424; APPROVED]
33. Authorize a professional services contract with Bridgefarmer & Associates, Inc. for the engineering design of Malcolm X Bridge over the Dallas Area Rapid Transit Central Rail Operating Facility Rail Yard - Not to exceed \$1,224,397.84 - Financing: Street and Transportation (A) Fund (2024 General Obligation Bond Fund)
***In alignment with Infrastructure Management Plan.**
[26-0425; APPROVED]
34. Authorize a construction services contract for the 2025 Sidewalk and Barrier Free Ramp Improvements at various locations which includes water and wastewater adjustments at various locations throughout the City - Aushill Construction, LLC, lowest responsible bidder of seven - Not to exceed \$5,070,785.00 - Financing: Street and Transportation (A) Fund (2024 General Obligation Bond Fund) (\$4,919,585.00) (subject to annual appropriations), Water Construction Fund (\$139,050.00), Wastewater Construction Fund (\$12,150.00)
***In alignment with Dallas Sidewalks Master Plan.**
[26-0426; APPROVED]
35. Authorize a construction services contract for the Bike Lane Safety Improvements Project A along West Commerce Street from Fort Worth Avenue to North Beckley Avenue and along North Zang Boulevard from the Houston Viaduct Bridge to North Beckley Avenue - Gibson & Associates, Inc., lowest responsible bidder of three - Not to exceed \$829,791.37 - Financing: DART Public Transportation System Projects Fund
***In alignment with Dallas Bike Plan.**
[26-0427; APPROVED]
36. Authorize a construction services contract for the Bike Lane Safety Improvements Project B along South Harwood Street from Main Street to Beaumont Street and along Commerce Street from Cesar Chavez Boulevard to Good Latimer Expressway - Alderink Enterprises, Inc. dba CI Pavement, lowest responsible bidder of four - Not to exceed \$655,377.49 - Financing: DART Public Transportation System Projects Fund
***In alignment with Dallas Bike Plan.**
[26-0428; APPROVED]

37. Authorize an increase in the construction services contract with Rebcon, LLC for the additional water main improvements needed on Commerce Street from Good Latimer Expressway to Exposition Avenue - Not to exceed \$150,240.00, from \$30,443,508.24 to \$30,593,748.24 - Financing: Water Capital Improvement G Fund
***In alignment with Infrastructure Improvements Plan.
[26-0429; APPROVED]**

Office of Bond and Construction Management

38. Authorize a forty-months professional services contract with Jacobs Project Management Co. for project management and owner's representation services for (1) the Dallas Police Department Law Enforcement Training Center on the University of North Texas at Dallas in an amount of \$4,803,408.00, with a \$222,592.00 owner's contingency for potential scope of services enhancement in a total amount not to exceed \$5,026,000.00; and (2) reserving an option to extend to provide for the additional project management and owner's representation services needed at a yet to be negotiated term and price to complete the Public Safety Complex if approved by the City Council to be added to the Project - Not to exceed \$5,026,000.00 - Financing: Public Safety Facilities (F) Fund (2024 General Obligation Bond Fund)
***In alignment with Bond Implementation Program.
[26-0430; APPROVED]**

CORE

Department of Facilities and Real Estate Management

39. An ordinance abandoning a portion of a water easement to Crown Enterprises, LLC, the abutting owner, containing approximately 3,620 square feet of land, located near the intersection of Irving Boulevard and Nooner Drive; and providing for the dedication of approximately 5,541 square feet of land needed for a water easement - Revenue: General Fund \$11,150.00, plus the \$20.00 ordinance publication fee
[26-0431; APPROVED; ORDINANCE 33324]
40. An ordinance abandoning a portion of X-Ray Lane to C2R Buffalo Speedway, LLC, the abutting owner, containing approximately 24,416 square feet of land, located near the intersection of Camp Wisdom Road and Farm-to-Market 1382; and authorizing the quitclaim and providing for the dedication of approximately 8,396 square feet of land needed for a water and wastewater easement - Revenue: General Capital Reserve Fund (\$63,014.00) and General Fund (\$20,000.00), plus the \$20.00 ordinance publication fee
[26-0432; APPROVED; ORDINANCE 33325]

41. An ordinance granting a revocable license to Dallas County, for the use of approximately 160 square feet of land to install, occupy, maintain and utilize a subsurface electrical conduit within a portion of a 20-foot alley right-of-way between Lancaster and Ewing Avenues near their intersection with 11th Street - Revenue: General Fund \$1,000.00 annually, plus the \$20.00 ordinance publication fee
[26-0433; APPROVED; ORDINANCE 33326]
42. Authorize a five-year lease agreement, with two five-year renewal options with Eugene Bragg Smith, Jr. Trust dba E-Bar-S Ranch, for approximately 275 acres of City-owned land in Dallas and Kaufman Counties, to be used for agricultural purposes for the period January 1, 2026 through December 31, 2030 - Estimated Revenue: Dallas Water Utilities Fund \$11,512.00
[26-0434; APPROVED]
43. Authorize a five-year lease agreement, with two five-year renewal options with Johnny Sorrells, for approximately 11.57 acres of City-owned land located in Collin County, to be used for agricultural purposes for the period November 1, 2025 through October 31, 2030. - Estimated Revenue: Dallas Water Utilities Fund \$7,252.00
[26-0435; APPROVED]
44. Authorize a five-year lease agreement with two five-year renewal options, with Robert P. Yeager, for approximately 100 acres of City-owned land located in Rockwall and Collin Counties to be used for agricultural purposes for the period January 1, 2026 through December 30, 2030 - Estimated Revenue: Dallas Water Utilities Fund \$5,310.00
[26-0436; APPROVED]
45. Authorize termination of a ninety-nine year ground lease agreement, including the exercise of the right of eminent domain if such becomes necessary; from Retail PropCo Borrower, LLC, of a tract of land containing approximately 26,666 square feet located near the intersection of Cedar Springs Road and Oak Lawn Avenue for the Fire Station No. 11 Project - Not to exceed \$79,000.00 (\$75,000.00, plus closing costs and title expenses not to exceed \$4,000.00) - Financing: Public Safety Facilities (F) (2024 General Obligation Bond Fund)
[26-0437; APPROVED]
46. Authorize the second of three, one-year renewal options to the construction services contracts and increase the contract amount for job order contracting services at City facilities with METCO Engineering, Inc . Brown & Root Industrial Services, LLC; RS Commercial Construction, LLC, Phoenix I Restoration and Construction, LLC, and Big Sky Construction Company, Inc. - Not to exceed \$6,250,000.00, from \$25,000,000.00 to \$31,250,000.00 - Financing: Capital Construction Fund
***In alignment with Capital Improvement Program.**
[26-0438; APPROVED]

Department of Information and Technology Services

47. Authorize a three-year cooperative purchasing agreement for real-time threat monitoring and response service for all city computers and devices for the Department of Information and Technology Services with Netsync Network Solutions, Inc. through the Texas Department of Information Resources cooperative agreement - Not to exceed \$2,392,621.50 - Financing: Data Services Fund (subject to annual appropriations)
[26-0439; APPROVED AS AN INDIVIDUAL ITEM]
48. Authorize a ~~three~~ one-year service contract, with two one-year renewal options for continued subscription services for the City's enterprise human capital management resource and payroll ~~system~~ platform (Workday) - Workday, Inc., sole source - Not to exceed ~~\$15,357,921.00~~ \$4,890,277.00 - Financing: Data Services Fund (subject to annual appropriations)
[26-0440; CORRECTED; APPROVED AS AN INDIVIDUAL ITEM]

Office of Procurement Services

49. Authorize **(1)** the rejection of the proposals received for investment advisory services in relation to the City's pension plans for the City Controller's Office; and **(2)** the re-advertisement for a new solicitation - Financing: No cost consideration to the City
[26-0441; APPROVED AS AN INDIVIDUAL ITEM]
50. Authorize a five-year concession contract with a minimum guarantee of \$62,625.00, with two one-year renewal options, with a minimum annual guarantee of \$12,525.00 per year, for the installation, operation, and maintenance of automated teller machines at various City locations for the Department of Facilities and Real Estate Management - Metro Route Services, Inc. most advantageous bidder of two - Total Minimum Revenue Guaranteed Over 7 Years: General Fund (\$67,442.31) and Convention Center Fund (\$20,232.69)
[26-0442; APPROVED]
51. Authorize a five-year cooperative purchasing agreement for auctioneer services for the Office of Procurement Services with LONE STAR AUCTIONEERS INC through The Interlocal Purchasing System cooperative agreement - Financing: This action has no cost consideration to the City (see Fiscal Information)
[26-0443; APPROVED]
52. Authorize **(1)** a three-year master agreement for the purchase of sod for the Park & Recreation Department - Reginald M. Harris dba Harris Son's Quality Lawn Care in the estimated amount of \$2,972,887.60; and **(2)** a three-year service price agreement for sod installation services for the Park & Recreation Department - Raiderpowerlawn care LLC in the estimated amount of \$1,176,000.00, lowest responsible bidders of three - Total estimated amount of \$4,148,887.60 - Financing: General Fund
[26-0444; APPROVED]

53. Authorize a three-year master agreement for the purchase of access hatches for the Dallas Water Utilities Department - USF FABRICATION, INC., only bidder - Estimated amount of \$2,523,552.00 - Financing: Dallas Water Utilities Fund
[26-0445; APPROVED]
54. Authorize a five-year service contract, with two one-year renewal options, for the processing of applications and renewals of security alarm permits and the collection of fees associated with the security alarm permits and false alarms for the Dallas Police Department - Central Square Technologies, LLC, most advantageous proposer of three - Estimated Net Revenue: General Fund \$10,548,855.00
[26-0446; APPROVED]
55. Authorize a one-year service price agreement for excavation, removal, and disposal of residual solids from Lagoon No. 1 at Bachman Water Treatment Plant for the Dallas Water Utilities Department - American Process Group LLC, most advantageous proposer of three - Estimated amount of \$4,798,076.97 - Financing: Dallas Water Utilities Fund
[26-0447; APPROVED]
56. Authorize a three-year service price agreement for laboratory instruments preventative maintenance services for the Dallas Water Utilities Department - Agilent Technologies Inc. in the estimated amount of \$447,670.80, Thermo Electron North America LLC in the estimated amount of \$414,028.23, Brinkmann Instruments Inc dba Metrohm USA Inc in the estimated amount of \$257,595.00, and Mantech (USA) Inc. in the estimated amount of \$29,100.00, lowest responsible bidders of four - Total estimated amount of \$1,148,394.03 - Financing: Dallas Water Utilities Fund (subject to annual appropriations)
***In alignment with Infrastructure Management Plan.**
[26-0448; APPROVED]

CORE - ORGANIZATIONAL SUPPORT

City Attorney's Office

57. Authorize settlement of the lawsuit styled, Jonathan Weidler v. City of Dallas, Cause No. DC-25-01524 - Not to exceed \$50,000.00 - Financing: Liability Reserve Fund
[26-0449; APPROVED]
58. Authorize settlement of the lawsuit styled Maria Montes Martinez and Aracely Martinez Garza v. Francisco Javier Martinez and the City of Dallas, Cause No. DC-24-11209 - Total not to exceed \$80,000.00 (\$35,000.00 for the settlement of the claims of Maria Montes Martinez and \$45,000.00 for the settlement of the claims of Aracely Martinez Garza) - Financing: Liability Reserve Fund
[26-0450; APPROVED]

59. Authorize settlement of the lawsuit styled, Sharon Stolte, as Liquidating Agent of the Continental American Corporation Liquidating Trust v. Dallas Water Utilities, Case No. 23-10938-11, Adversary Proceeding No. 25-05056 - Not to exceed \$70,001.02 - Financing: Dallas Water Utilities Fund
[26-0451; APPROVED]

City Manager's Office

60. Authorize **(1)** the ratification of a meet and confer agreement between the City of Dallas and the Dallas Black Firefighters Association, Dallas Hispanic Fire Fighters Association, Dallas Fire Fighters Association, Black Police Association of Greater Dallas, National Latino Law Enforcement Organization, and the Dallas Police Association (collectively, the Meet and Confer Team); and **(2)** the City Manager to execute the agreement, approved as to form by the City Attorney, to be effective February 25, 2026 through September 30, 2026 - Not to exceed \$75,561,221.00 - Financing: General Fund (subject to annual appropriations)
[26-0452; APPROVED]

ITEMS FOR INDIVIDUAL CONSIDERATION

CORE - ORGANIZATIONAL SUPPORT

City Secretary's Office

61. 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)
[26-0453; INDIVIDUAL AND FULL COUNCIL APPOINTMENTS MADE TO BOARDS AND COMMISSIONS]

ITEMS FOR FURTHER CONSIDERATION

SAFE

Dallas Police Department

62. 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) (This item was deferred on January 28, 2026)
[26-0454; APPROVED AS AMENDED]

VIBRANT**Office of Housing and Community Empowerment**

- 63.** 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 and January 28, 2026)
***In alignment with Dallas Housing Resource Catalog.**
[26-0455; DEFERRED TO APRIL 8, 2026 BY COUNCILMEMBER CADENA]
- 64.** Authorize **(1)** the ratification of payment to Services of Hope Entities, Inc. for the emergency food distribution services that were necessary to preserve and protect the public health and safety of city residents performed from November 23, 2025 through January 13, 2026; **(2)** partial amendment to Sections 1 and 2 of Resolution No. 23-0711 to increase the contract amount for Services of Hope Entities, Inc. from \$900,000.00 to \$1,125,000.00 and extend term of the contract from November 23, 2025 to May 31, 2026; and **(3)** Supplemental Agreement No. 2 to the subrecipient agreement with Services of Hope Entities, Inc., as amended, approved as to form by the City Attorney, for food distribution services to **(a)** extend the term of the Agreement from November 23, 2025 to May 31, 2026; and **(b)** increase the funding amount in an amount not to exceed \$225,000.00 (increasing the total contract amount from \$900,000.00 to \$1,125,000.00 - Not to exceed \$225,000.00 - Financing: Coronavirus State and Local Fiscal Recovery Fund (This item was deferred on January 14, 2026)
***In alignment with Drivers of Opportunity.**
[26-0456; DEFERRED UNTIL STAFF HAS COMPLETED THEIR DUE DILIGENCE BY DEPUTY MAYOR PRO TEM WILLIS]

Park & Recreation Department

- 65.** 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) (This item was deferred on January 28, 2026)
[26-0457; APPROVED]

ADDITIONS:**CLOSED SESSION:**
[26-0458; HELD]**Real Estate (Sec. 551.072 T.O.M.A.) and Attorney Briefings (Sec. 551.071 T.O.M.A.).**

66. (1) Deliberate the purchase, exchange, lease, or value of real property located at 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.

Deliberation Regarding Security Devices or Security Audits (Sec. 551.089 T.O.M.A.).

67. Deliberate: security assessments or deployments relating to information resources technology; network security information as described by Tex . Gov't. Code Section 2059.055(b); and the deployment, or specific occasions for implementation, of security personnel, critical infrastructure, or security devices.

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

68. Consideration of appointment to boards and commissions:
- Jose N. Cruhigger, Municipal Library Board
74. Authorize settlement in lieu of proceeding further with condemnation in the condemnation suit styled City of Dallas vs. Charter DMN Holdings, LP, Cause No. CC-25-07080-D, of approximately 36,227 square feet of land located near the intersection of Young and Houston Streets for the Kay Bailey Hutchison Convention Center Dallas (KBHCCD) Master Plan Component 1 Convention Center Expansion Project - Not to exceed \$4,793,758.00 increased from \$6,553,040.00 (\$6,521,040.00, plus closing costs and title expenses not to exceed \$32,000.00) to \$11,346,798.00 (\$11,300,000.00, plus closing costs and title expenses not to exceed \$46,798.00) - Financing: Convention Center Construction Fund
***In alignment with Kay Bailey Hutchison Convention Center Plan.**

OTHER ITEMS FOR INDIVIDUAL CONSIDERATION**VIBRANT****Office of Housing and Community Empowerment**

Note: Agenda Item No. 3 must be considered before Agenda Item No. 69 is considered.

69. 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 Business and Community Lenders of Texas dba BCL of Texas and/or its affiliate for the administration, management, and implementation of the Dallas Homebuyer Assistance Program - Not to exceed \$912,965.00- Financing: Community Development Block Grant Funds (\$287,035.00), HOME Investment Partnerships Program Funds (\$325,615.00), Equity Tax Increment Financing Oak Cliff Gateway District Funds (\$400,000.00) and Equity Tax Increment Financing Deep Ellum District Funds (\$187,350.00)

***In alignment with Dallas Housing Resource Catalog.
[26-0459; APPROVED]**

Park & Recreation Department

70. Authorize the City Manager to execute a Fair Park Funding and Development Agreement with Fair Park First for the fundraising, design, development, and construction of the Community Park at Fair Park - Financing: This action has no cost consideration to the City (see Fiscal Information)

[26-0460; APPROVED]

GROWING**Department of Convention and Event Services**

71. Authorize **(1)** an economic development grant agreement with the Dallas Wings Development, LLC to construct a facility on City-owned park property located at 1200 North Cockrell Hill Road in an amount not to exceed \$54,000,000.00, a developer fee not to exceed \$3,240,000.00, and a delay reimbursement in an amount not to exceed \$653,000.00 – Not to exceed \$57,893,000.00 - Financing: Convention Center Construction Fund; **(2)** an amendment to the Dallas Memorial Auditorium Resident Use and Incentive Agreement (CCT-2024-00024819 No. 24-0616) with Full Court Partners LLC, d/b/a/ Dallas Wings; and **(3)** a decrease in project management services contract with McKissack and McKissack for a reduction in scope to eliminate the Dallas Wings Practice Facility in the amount not to exceed (\$1,847,485.00), from \$13,945,684.00 to \$12,098,199.00 - Financing: Convention Center Revenue Bonds Series 2023 Fund; For a total not to exceed \$56,045,515.00 - Financing: Convention Center Construction Fund (\$57,893,000.00) and Convention Center Revenue Bonds Series 2023 Fund (-\$1,847,485.00)

***In alignment with the Kay Bailey Hutchison Convention Center Dallas Master Plan.**

[26-0461; COMMITTED TO THE NEXT AD HOC COMMITTEE ON PROFESSIONAL SPORTS RECRUITMENT AND RETENTION]

72. Authorize Supplemental Agreement No. 2 to the professional services contract with Perkins & Will, Inc. for additional architectural and engineering services related to the Kay Bailey Hutchison Convention Center Dallas (KBHCCD) Master Plan - Component One Convention Center Expansion West of Lamar Only - Not to exceed \$3,045,443.45, from \$141,574,365.00 to \$144,619,808.45 - Financing: CCT Revenue Bonds, Series 2023 Fund
***In alignment with Kay Bailey Hutchison Convention Center Dallas Master Plan.**
[26-0462; APPROVED]
73. Authorize Supplemental Agreement No. 2 to the Construction Manager at Risk ("CMAR") Contract with Trinity Alliance Ventures, LLC, a joint venture, to provide (1) City's acceptance of GMP 2 for construction services for the Kay Bailey Hutchison Convention Center Dallas (KBHCCD) Master Plan - Component 1 (hereinafter "the Project") comprised of the Expansion West of Lamar Only and any related demolition associated with the Project located currently at 650 South Griffin Street, Dallas, Texas 75202 in an amount not to exceed \$695,680,181.00 (which includes the CMAR's contingency of \$33,663,971.00); (2) Owner's contingency of an amount not to exceed \$21,799,560.40 for a total Supplemental Agreement No. 2 price not to exceed \$717,479,741.40 increasing the total CMAR Contract price to date from \$266,914,830.00 to \$984,394,571.40 (which includes an owner's contingency of \$21,799,560.40 and a Guaranteed Maximum Price of \$695,680,181.00); and (3) the establishment of appropriations in an amount not to exceed \$717,479,741.40 in the CCT 2025 Senior Lien Special Tax Revenue Notes Fund - Not to exceed \$717,479,741.40 - Financing: CCT 2025 Senior Lien Special Tax Revenue Notes Fund
***In alignment with Kay Bailey Hutchison Convention Center Dallas Master Plan.**
[26-0463; APPROVED]

CORE

Department of Facilities and Real Estate Management

74. Authorize settlement in lieu of proceeding further with condemnation in the condemnation suit styled City of Dallas vs. Charter DMN Holdings, LP, Cause No. CC-25-07080-D, of approximately 36,227 square feet of land located near the intersection of Young and Houston Streets for the Kay Bailey Hutchison Convention Center Dallas (KBHCCD) Master Plan Component 1 Convention Center Expansion Project - Not to exceed \$4,793,758.00 increased from \$6,553,040.00 (\$6,521,040.00, plus closing costs and title expenses not to exceed \$32,000.00) to \$11,346,798.00 (\$11,300,000.00, plus closing costs and title expenses not to exceed \$46,798.00) - Financing: Convention Center Construction Fund
***In alignment with Kay Bailey Hutchison Convention Center Plan.**
[26-0464; APPROVED]

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

75. A resolution authorizing **(1)** the Dallas City Council to appoint a nominating commission; and **(2)** the City Manager to utilize XXX as the firm responsible for the search process to fill the City Auditor position - Financing: This action has no cost consideration to the City (see Fiscal Information)
[26-0465; APPROVED]

Office of the City Auditor

76. Authorize approval to amend the Office of the City Auditor's Fiscal Year 2026 Audit Plan previously approved on November 12, 2025, by Resolution No. 25-2958A; received a request from the Committee on Government Efficiency proposing the following audit be prioritized and added to the approved Fiscal Year 2026 Audit Work Plan: Cost Benefit Analysis of Women, Infant, and Children Program Audit - Financing: No cost consideration to the City
[26-0466; APPROVED]

PUBLIC HEARINGS AND RELATED ACTIONS**GROWING****ZONING CASES – CONSENT****[26-0467; APPROVED]****Department of Planning and Development**

- Z1. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 2480 for the sale of alcoholic beverages on property zoned CR Community Retail District with D-1 Liquor Control Overlay, on the northeast corner of Kleberg Road and Carleta Street
Recommendation of Staff: Approval, subject to a site plan and conditions
Recommendation of CPC: Approval for an 18-month period, subject to a site plan and conditions
Z234-183(JG) / Z-25-000115
***In alignment with ForwardDallas.**
[26-0468; HEARING CLOSED; DENIED BY COUNCILMEMBER BLAIR]

- Z2. A public hearing to receive comments regarding an application for and an ordinance granting (1) IM Industrial Manufacturing District and (2) an amendment to Specific Use Permit No. 2003 for an industrial (outside) potentially incompatible use limited to a concrete batch plant on property zoned IR Industrial Research District, on the northeast corner of Luna Road and Ryan Road
Recommendation of Staff: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to an amended site and landscape plan, and amended conditions
Recommendation of CPC: Approval for a five-year period, subject to an amended site and landscape plan, and amended conditions
Z245-184(LL) / Z-25-000049
***In alignment with ForwardDallas.**
[26-0469; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE NOS. 33327 AND 33328]
- Z3. A public hearing to receive comments regarding an application for and an ordinance granting Subdistrict C on property zoned Subarea A within Planned Development District No. 134, on the northwest line of Lindsley Avenue and southwest line of South Munger Boulevard
Recommendation of Staff: Approval
Recommendation of CPC: Approval Z-25-000097
***In alignment with ForwardDallas.**
[26-0470; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 33329]
- Z4. 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 R-7.5(A) Single Family District, on the south line of Arapaho Road and the north line of La Cosa Drive
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
Z-25-000103
***In alignment with ForwardDallas.**
[26-0471; HEARING CLOSED; APPROVED AS AMENDED; ORDINANCE 33330]

- Z5. A public hearing to receive comments regarding an application for and an ordinance granting (1) an amendment to Light Commercial/Office Area 1 Subdistrict and (2) a new Specific Use Permit for a car wash with consideration for Medium Commercial/Office Subdistrict on property zoned Light Commercial/Office Area 1 Subdistrict within Planned Development District No. 631, the West Davis Special Purpose District, on the northwest corner of Tatum Avenue and West Davis Street
Recommendation of Staff: (1) Denial of an amendment to Light Commercial/Office Area 1 Subdistrict; (2) denial of a new Specific Use Permit for a car wash, and denial of proposed Medium Commercial/Office Subdistrict
Recommendation of CPC: (1) Approval of an amendment to Light Commercial/Office Area 1 Subdistrict, subject to amended Planned Development District conditions, and (2) approval of a new Specific Use Permit for a car wash for a five-year period, subject to a site plan and Specific Use Permit conditions
Z-25-000134
***In alignment with ForwardDallas.**
[26-0472; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE NOS. 33331 AND 33332]
- Z6. A public hearing to receive comments regarding an application for and an ordinance granting a new Planned Development Subdistrict for HC Heavy Commercial Subdistrict uses on property zoned HC Heavy Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the east corner of Maple Avenue and Mahon Street
Recommendation of Staff: Approval, subject to a conceptual plan and conditions
Recommendation of CPC: Approval, subject to a conceptual plan and amended conditions
Z-25-000136
***In alignment with ForwardDallas.**
[26-0473; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 33333]
- Z7. 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 in conjunction with a restaurant without drive-in or drive-through service zoned Planned Development District No. 805 with D-1 Liquor Control Overlay, on the north line of Lake June Road, and east line of North Masters Drive
Recommendation of Staff: Approval for a five-year period with eligibility for auto renewals for additional five-year periods, subject to a site plan and conditions
Recommendation of CPC: Approval for a five-year period, subject to a site plan and conditions
Z-25-000144
***In alignment with ForwardDallas.**
[26-0474; HEARING CLOSED; APPROVED AS AMENDED; ORDINANCE 33334]

- Z8. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 2467 for an alcoholic beverage establishment limited to a bar, lounge, or tavern and a commercial amusement (inside) on property zoned Planned Development District No. 619 with Specific Use Permit No. 2411 for an attached projecting non-premise district activity videoboard sign, on the northwest line of Elm Street, northeast of North Akard Street
Recommendation of Staff: Approval, subject to conditions
Recommendation of CPC: Approval for a five-year period, subject to conditions
Z-25-000148
***In alignment with ForwardDallas.**
[26-0475; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 33335]
- Z9. A public hearing to receive comments regarding an application for and an ordinance granting a new Specific Use Permit for Commercial Motor Vehicle Parking on property zoned CS Commercial Service District with Specific Use Permit No. 890 for a radio, television, or microwave tower, on the southwest line of South-Central Expressway, between Youngblood Road and Lyndon B. Johnson Freeway
Recommendation of Staff: Approval for a 10-year period with eligibility for automatic renewals for additional 10-year periods, subject to a site plan and conditions
Recommendation of CPC: Approval for a five-year period, subject to a site plan and conditions
Z-25-000152
***In alignment with ForwardDallas.**
[26-0476; HEARING OPEN; DEFERRED TO MARCH 25, 2026 BY COUNCILMEMBER BLAIR]
- Z10. A public hearing to receive comments regarding an application for and an ordinance granting **(1)** a new Planned Development District for R-10(A) Single Family District uses and standards and **(2)** a new Specific Use Permit for a commercial amusement (outside), with consideration for A(A) Agricultural District, on property zoned R-10(A) Single Family District, on north line of Leon Drive and south line of Prairie Creek Road
Recommendation of Staff: Approval of **(1)** A(A) Agricultural District and **(2)** a new Specific Use Permit for a commercial amusement (outside) in lieu of a new Planned Development District, subject to a site plan and Specific Use Permit conditions
Recommendation of CPC: Approval of **(1)** a new Planned Development District for R-10(A) Single Family District uses and standards and **(2)** a new Specific Use Permit for a commercial amusement (outside) for a three-year period, subject to Planned Development District conditions, a Specific Use Permit site plan and conditions
Z-25-000159
***In alignment with ForwardDallas.**
[26-0477; HEARING CLOSED; APPROVED AS AMENDED; ORDINANCE NOS. 33336 AND 33337]

- Z11. A public hearing to receive comments regarding an application for and an ordinance granting a new Specific Use Permit for a potentially incompatible industrial (outside) use limited to wood or lumber processing on property zoned IM Industrial Manufacturing District with existing deed restrictions [Z056-308], on the north line of Manana Drive, east of Spangler Road
Recommendation of Staff: Approval of a five-year period, subject to a site plan and conditions
Recommendation of CPC: Approval of a five-year period, subject to a site plan and conditions
Z-25-000165
***In alignment with ForwardDallas.**
[26-0478; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 33338]
- Z12. A public hearing to receive comments regarding an application for and an ordinance granting new Subarea on property zoned Tract II within Planned Development No. 314, the Preston Center Special Purpose District, on the southeast corner of Berkshire Lane and Lomo Alto Drive
Recommendation of Staff: Approval, subject to amended conditions
Recommendation of CPC: Approval, subject to amended conditions
Z-25-000167
***In alignment with ForwardDallas.**
[26-0479; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 33339]
- Z13. A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 2505 for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service use within Subarea 2 of Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay, on the south line of Lake June Road, east of Rose Garden Avenue
Recommendation of Staff: Approval, subject to a site plan and conditions
Recommendation of CPC: Approval for a five-year period, subject to site plan and conditions
Z-25-000173
***In alignment with ForwardDallas.**
[26-0480; HEARING CLOSED; APPROVED AS AMENDED; ORDINANCE 33340]
- Z14. A public hearing to receive comments regarding an application for and an ordinance granting a new Specific Use Permit for vehicle display, sales, and service on property zoned CA-1(A) Central Area District, on the northeast line of North Pearl Street, southwest line of Crockett Street, and southeast line of San Jacinto Street
Recommendation of Staff: Approval, subject to a site plan and conditions
Recommendation of CPC: Approval, subject to a site plan and conditions
Z-25-000178
***In alignment with ForwardDallas.**
[26-0481; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 33341]

ZONING CASES - UNDER ADVISEMENT – INDIVIDUAL

- Z15. 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 R-7.5(A) Single-Family District, on property bounded by East Ledbetter Drive, Veterans Drive, 52nd Street, and Horizon Drive
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
Z245-154(TB)/Z-25-000003
Note: This item was deferred by the City Council at the public hearing on December 10, 2025, and is scheduled for consideration on February 25, 2026.
***In alignment with ForwardDallas.**
[26-0482; HEARING CLOSED; APPROVED AS AMENDED; ORDINANCE 33342]
- Z16. 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
Z-25-000168
Note: This item was deferred by the City Council at the public hearing on January 28, 2026, and is scheduled for consideration on February 25, 2026.
***In alignment with ForwardDallas.**
[26-0483; HEARING CLOSED; CPC RECOMMENDATION FOLLOWED; ORDINANCE 33343]

MISCELLANEOUS HEARINGS

GROWING

Department of Planning and Development

PH1. A public hearing on an application for and a resolution granting a variance to the alcohol spacing requirements from a public school, Margaret B. Henderson Elementary School, as required by Section 6-4 of the Dallas City Code to allow a wine and beer retailer's permit pursuant to Chapter 25 of the Texas Alcoholic Beverage Code, for a restaurant without drive-in or drive-through service with a food and beverage certificate [Herby's Burgers, Inc.] on the west side of Edgefield Avenue, south of Newport Avenue - **AV245-004 / CPR-25-001437** - Financing: No cost consideration to the City
[26-0484; HEARING CLOSED; APPROVED]

PH2. A public hearing on an application for and a resolution granting a variance to the alcohol spacing requirements from a public school Uplift Pinnacle Preparatory and Academy of Dallas Charter School, as required by Section 6-4 of the Dallas City Code to allow a wine and beer retailer's off-premise permit (BQ) to Chapter 26 of the Texas Alcoholic Beverage Code, for a general merchandise or food store 100,000 square feet or more [Target Corporation] on the north line of West Illinois, west of South Zang Boulevard - **AV256-001/CPR-26-000042** - Financing: No cost consideration to the City
***In alignment with ForwardDallas.**
[26-0485; HEARING CLOSED; APPROVED]

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

PH3. A public hearing to receive comments on the proposed City of Dallas FY 2025-2026 Urban Land Bank Demonstration Program Plan, and, at the close of the public hearing, approval of the City of Dallas FY 2025-2026 Urban Land Bank Demonstration Program Plan in accordance with Chapter 379C of the Texas Local Government Code - Financing: No cost consideration to the City
***In alignment with Dallas Housing Resource Catalog.**
[26-0486; HEARING CLOSED; APPROVED]

MISCELLANEOUS HEARINGS - UNDER ADVISEMENT

VIBRANT

Office of Housing and Community Empowerment

PH4. A public hearing to receive comments **(1)** regarding an application by Cohen-Esrey Development Group, LLC (Applicant), to the Texas Department of Housing and Community Affairs for 4% Non-Competitive Low Income Housing Tax Credits for The Henley, a 228-unit multifamily residential development for persons of low and moderate income to be located at 7535 University Hills Boulevard, Dallas, Texas 75241 (Project); and **(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 authorize a Resolution of No Objection for Applicant related to its application to TDHCA for the development of the Project - Financing; This action has no cost consideration to the City (see Fiscal Information) (This item was deferred on February 11, 2026)

***In alignment with Dallas Housing Resource Catalog.**

[26-0487; HEARING CLOSED; DENIED WITHOUT PREJUDICE BY COUNCILMEMBER BLAIR]