

MINUTES OF THE CITY COUNCIL COMMITTEE
MONDAY, NOVEMBER 3, 2025

25-0016

PARK, TRAILS, AND THE ENVIRONMENT
CITY COUNCIL CHAMBER, CITY HALL/VIDEO CONFERENCE
COUNCILMEMBER KATHY STEWART, PRESIDING

PRESENT: [5] Stewart, West, Blair, Blackmon, Ridley

ABSENT: [2] Johnson, Bazaldua

The meeting was called to order at 9:10 a.m. with a quorum of the committee present.

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

After all business properly brought before the city council had been considered, the meeting adjourned at 10:32 a.m.

Chair

ATTEST:

City Secretary Staff

Date Approved

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

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

The briefing materials for this meeting are filed with the City Secretary's Office as EXHIBIT C.

MINUTES OF THE CITY COUNCIL COMMITTEE
MONDAY, NOVEMBER 3, 2025

EXHIBIT A

RECEIVED

2025 OCT 28 PM 5:07

**CITY SECRETARY
DALLAS, TEXAS**

City of Dallas

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

Public Notice

250950

POSTED ^{CITY SECRETARY}
DALLAS, TX



Parks, Trails, and the Environment Committee

November 3, 2025

9:00 AM

2025 CITY COUNCIL COMMITTEE APPOINTMENTS

AD HOC COUNCIL COMMITTEES	COUNCIL COMMITTEES
AD HOC COMMITTEE ON ADMINISTRATIVE AFFAIRS Moreno (C), Cadena, M. Johnson, Mendelsohn, Stewart <p style="text-align: right;">**Assigned: 08/29/25</p>	ECONOMIC DEVELOPMENT Moreno (C), Ridley (VC), Blair, Cadena, Gracey, Roth, West <p style="text-align: right;">**Assigned: 08/29/25</p>
AD HOC COMMITTEE ON GENERAL INVESTIGATING AND ETHICS Willis (C), Blair, Cadena, Mendelsohn, Stewart <p style="text-align: right;">**Assigned: 08/29/25</p>	PARKS, TRAILS, AND THE ENVIRONMENT Stewart, (C), West (VC), Bazaldua, Blackmon, Blair, M. Johnson, Ridley <p style="text-align: right;">**Assigned: 08/29/25</p>
AD HOC COMMITTEE ON JUDICIAL NOMINATIONS Ridley (C), Resendez, Roth, Stewart, West <p style="text-align: right;">**Assigned: 08/29/25</p>	FINANCE West (C), Stewart (VC), Gracey, M. Johnson, Moreno, Resendez, Willis <p style="text-align: right;">**Assigned: 08/29/25</p>
AD HOC COMMITTEE ON LEGISLATIVE AFFAIRS Mendelsohn (C), M. Johnson, Moreno, Ridley, Stewart <p style="text-align: right;">* Assigned: 07/17/25</p>	HOUSING AND HOMELESSNESS SOLUTIONS Mendelsohn (C), Blair (VC), Bazaldua, Gracey, Moreno, Resendez, Willis <p style="text-align: right;">**Assigned: 08/29/25</p>
AD HOC COMMITTEE ON PENSIONS Stewart (C), Blackmon, M. Johnson, Mendelsohn, Moreno, Resendez, Roth, West, Willis <p style="text-align: right;">**Assigned: 08/29/25</p>	PUBLIC SAFETY Mendelsohn (C), Moreno (VC), Cadena, M. Johnson, Resendez, Roth, Stewart <p style="text-align: right;">**Assigned: 08/29/25</p>
AD HOC COMMITTEE ON PROFESSIONAL SPORTS RECRUITMENT AND RETENTION West (C), Bazaldua, Blackmon, Blair, Cadena, Resendez, Ridley <p style="text-align: right;">**Assigned: 08/29/25</p>	QUALITY OF LIFE, ARTS, AND CULTURE Gracey (C), Cadena (VC), Bazaldua, Ridley, Roth, West, Willis <p style="text-align: right;">**Assigned: 08/29/25</p>
	TRANSPORTATION AND INFRASTRUCTURE Ridley (C), Roth (VC), Blackmon, Blair, Cadena, Gracey, Mendelsohn <p style="text-align: right;">**Assigned: 08/29/25</p>
	GOVERNMENT EFFICIENCY M. Johnson (C), Mendelsohn (VC), Bazaldua, Blackmon, Resendez, Ridley, Roth <p style="text-align: right;">**Assigned: 08/29/25</p>

(C) – Chair, (VC) – Vice Chair

* Assigned: 07/17/25

**Assigned: 08/29/25

Note: A quorum of the Dallas City Council may attend this Council Committee meeting.

General Information

The Dallas Council Committees regularly meet on Mondays beginning at 9:00 a.m. and 1:00 p.m. in the Council Chambers, 6th floor, City Hall, 1500 Marilla. Council Committee agenda meetings are broadcast live on bit.ly/cityofdallastv and on Time Warner City Cable Channel 16.

Sign interpreters are available upon request with a 48-hour advance notice by calling (214) 670-5208 V/TDD. The City of Dallas is committed to compliance with the Americans with Disabilities Act. **The Council agenda is available in alternative formats upon request.**

If you have any questions about this agenda or comments or complaints about city services, call 311.

Rules of Courtesy

City Council meetings bring together citizens of many varied interests and ideas. To insure fairness and orderly meetings, the Council has adopted rules of courtesy which apply to all members of the Council, administrative staff, news media, citizens and visitors. These procedures provide:

- That no one shall delay or interrupt the proceedings, or refuse to obey the orders of the presiding officer.
- All persons should refrain from private conversation, eating, drinking and smoking while in the Council Chamber.
- Posters or placards must remain outside the Council Chamber.
- No cellular phones or audible beepers allowed in Council Chamber while City Council is in session.

"Citizens and other visitors attending City Council meetings shall observe the same rules of propriety, decorum and good conduct applicable to members of the City Council. Any person making personal, impertinent, profane or slanderous remarks or who becomes boisterous while addressing the City Council or while attending the City Council meeting shall be removed from the room if the sergeant-at-arms is so directed by the presiding officer, and the person shall be barred from further audience before the City Council during that session of the City Council. If the presiding officer fails to act, any member of the City Council may move to require enforcement of the rules, and the affirmative vote of a majority of the City Council shall require the presiding officer to act." Section 3.3(c) of the City Council Rules of Procedure.

Información General

Los Comités del Concejo de la Ciudad de Dallas se reúnen regularmente los lunes en la Cámara del consejo en el sexto piso del Ayuntamiento, 1500 Marilla, a partir de las 9:00 a.m. y la 1:00 p.m. Las reuniones de la agenda del Comité del Consejo se transmiten en vivo por la estación de bit.ly/cityofdallastv y por cablevisión en la estación *Time Warner City Cable Canal 16*.

Intérpretes para personas con impedimentos auditivos están disponibles si lo solicita con 48 horas de anticipación llamando al (214) 670-5208 (aparato auditivo V/TDD). La Ciudad de Dallas se esfuerza por cumplir con el decreto que protege a las personas con impedimentos, *Americans with Disabilities Act*. **La agenda del Ayuntamiento está disponible en formatos alternos si lo solicita.**

Si tiene preguntas sobre esta agenda, o si desea hacer comentarios o presentar quejas con respecto a servicios de la Ciudad, llame al 311.

Reglas de Cortesía

Las asambleas del Ayuntamiento Municipal reúnen a ciudadanos de diversos intereses e ideologías. Para asegurar la imparcialidad y el orden durante las asambleas, el Ayuntamiento ha adoptado ciertas reglas de cortesía que aplican a todos los miembros del Ayuntamiento, al personal administrativo, personal de los medios de comunicación, a los ciudadanos, y a visitantes. Estos reglamentos establecen lo siguiente:

- Ninguna persona retrasará o interrumpirá los procedimientos, o se negará a obedecer las órdenes del oficial que preside la asamblea.
- Todas las personas deben abstenerse de entablar conversaciones, comer, beber y fumar dentro de la cámara del Ayuntamiento.
- Anuncios y pancartas deben permanecer fuera de la cámara del Ayuntamiento.
- No se permite usar teléfonos celulares o enlaces electrónicos (*paggers*) audibles en la cámara del Ayuntamiento durante audiencias del Ayuntamiento Municipal

"Los ciudadanos y visitantes presentes durante las asambleas del Ayuntamiento Municipal deben de obedecer las mismas reglas de comportamiento, decoro y buena conducta que se aplican a los miembros del Ayuntamiento Municipal. Cualquier persona que haga comentarios impertinentes, utilice vocabulario obsceno o difamatorio, o que al dirigirse al Ayuntamiento lo haga en forma escandalosa, o si causa disturbio durante la asamblea del Ayuntamiento Municipal, será expulsada de la cámara si el oficial que este presidiendo la asamblea así lo ordena. Además, se le prohibirá continuar participando en la audiencia ante el Ayuntamiento Municipal. Si el oficial que preside la asamblea no toma acción, cualquier otro miembro del Ayuntamiento Municipal puede tomar medidas para hacer cumplir las reglas establecidas, y el voto afirmativo de la mayoría del Ayuntamiento Municipal precisará al oficial que este presidiendo la sesión a tomar acción." Según la sección 3.3 (c) de las reglas de procedimientos del Ayuntamiento.

Handgun Prohibition Notice for Meetings of Governmental Entities

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

"Pursuant to Section 46.03, Penal Code (places weapons prohibited), a person may not carry a firearm or other weapon into any open meeting on this property."

"De conformidad con la Sección 46.03, Código Penal (coloca armas prohibidas), una persona no puede llevar un arma de fuego u otra arma a ninguna reunión abierta en esta propiedad."

This City Council Parks, Trails and the Environment Committee meeting will be held by video conference and in the Council Chambers, 6th Floor at City Hall.

The public may attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person.

The Parks, Trails and the Environment Committee will be broadcast live on Spectrum Cable Channel 16 (English) and 95 (Spanish) and online at bit.ly/cityofdallastv.

The public may also listen to the meeting as an attendee at the following video conference link: https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m9777cac5e62a104dc15ed416dc_1ea1af

Call to Order

MINUTES

1. [25-3145A](#) Approval of the October 6, 2025 Parks, Trails, and Environment Committee Meeting Minutes

Attachments: [October 6, 2025 Meeting Minutes](#)

BRIEFING ITEMS

- A. [25-3146A](#) Facilities and Real Estate Management Initiatives towards CECAP Goals 1 and 2
[Srinivas Vemuri, Superintendent, Department of Facilities and Real Estate Management]

Attachments: [Presentation](#)

- B. [25-3147A](#) Development Code Amendment: Parkland Dedication
[Ryan O'Connor, Deputy Director, Parks and Recreation Department; La'Kisha Girder, Manager, Parks and Recreation Department]

Attachments: [Presentation](#)

BRIEFING MEMOS

- C. [25-3148A](#) 2024 Bond Comprehensive Environmental and Climate Action Plan (CECAP) Annual Status Update for 2025
[M. Elizabeth Cedillo-Pereira, Assistant City Manager]

Attachments: [Memorandum](#)

FORECAST

D. [25-3149A](#) PTE Committee Monthly Forecast

Attachments: [PTE Committee Forecast](#)

ADJOURNMENT

EXECUTIVE SESSION NOTICE

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code § 551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code § 551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code § 551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code § 551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code § 551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt . Code § 551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex Govt. Code § 551.089]
8. deliberating cybersecurity measures, policies, or contracts solely intended to protect a critical infrastructure facility. [Tex. Gov't Code § 551.0761]

MINUTES OF THE CITY COUNCIL COMMITTEE
MONDAY, NOVEMBER 3, 2025

EXHIBIT B

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

NOVEMBER 3, 2025

Item 1: Approval of the October 6, 2025 Parks, Trails, and Environment Committee Meeting Minutes

Councilmember Ridley moved to adopt the minutes as presented.

Motion seconded by Councilmember Blackmon and unanimously adopted. (Johnson, Bazaldua absent)

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

NOVEMBER 3, 2025

BRIEFING ITEMS

Item A: Facilities and Real Estate Management Initiatives towards CECAP Goals 1 and 2

The following individuals briefed the committee on the item:

- Srinivas Vemuri, Superintendent, Department of Facilities and Real Estate Management; and
- Liz Cedillo-Pereira, Assistant City Manager, City Manager's Office

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

NOVEMBER 3, 2025

BRIEFING ITEMS

Item B: Development Code Amendment: Parkland Dedication

The following individuals briefed the committee on the item:

- Ryan O'Connor, Deputy Director, Parks and Recreation Department;
- La'Kisha Girder, Manager, Parks and Recreation Department; and
- Daniel Moore, Assistant City Attorney; City Attorney's Office

At the request of Chair Stewart, Councilmember West read the following recommendation into the record:

- All of staff's recommendations are approved; including the fee rate listed on the "Proposed Fee Structures (2025)" slide (11) as 'Development Community Recommendation', and incorporation of the language from slide (14) "Land Dedication – Proposed Version #2", related to on-site dedication of land as required by the park director.

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

NOVEMBER 3, 2025

BRIEFING MEMOS

Item C: 2024 Bond Comprehensive Environmental and Climate Action Plan (CECAP)
 Annual Status Update for 2025

The committee discussed the item.

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

NOVEMBER 3, 2025

FORECAST

Item D: PTE Committee Monthly Forecast

The committee discussed the item.

MINUTES OF THE CITY COUNCIL COMMITTEE
MONDAY, NOVEMBER 3, 2025

EXHIBIT C



City of Dallas

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

Agenda Information Sheet

File #: 25-3146A

Item #: A.

Facilities and Real Estate Management Initiatives towards CECAP Goals 1 and 2
[Srinivas Vemuri, Superintendent, Department of Facilities and Real Estate Management]



City of Dallas

Facilities & Real Estate Management initiatives towards CECAP goals

**Parks, Trails and the
Environment (PTE) Committee
November 03, 2025**

Srinivas Vemuri, PhD, PE
Superintendent
Facilities & Real Estate Management
City of Dallas

Presentation Overview



- Purpose
- Background/History
- CECAP Initiatives
- Next Steps



Purpose



- Facilities and Real Estate Management (FRM) is responsible for facility maintenance/repair, non-bond-funded major maintenance in support of service to City departments, staff, and residents. The purpose of this presentation is to highlight various initiatives FRM is taking towards CECAP goals while providing the services listed above.



Background/History



- In May 2020, Dallas City Council approved the “Comprehensive Environmental & Climate Action Plan (CECAP)” which provides a comprehensive roadmap that outlines the activities that the City will undertake to;
 - Improve quality of life,
 - reduce greenhouse gas emissions,
 - prepare for the impacts of climate change,
 - and to create a healthier and more prosperous community



CECAP Initiatives



- CECAP comprises 8 different goals
- FRM core operations fall under the following goals related to;
 - Buildings
 - Energy



Buildings



Energy



Transportation



Solid Waste



Water Resources



Ecosystems /
Greenspace



Food / Urban
Agriculture



Air Quality





GOAL 1: DALLAS' BUILDINGS ARE ENERGY EFFICIENT AND CLIMATE RESILIENT.

- FRM proactively pursues to implement various energy efficiency measures and best practices in City buildings where applicable
- The following slides provide an overview of recently completed and ongoing initiatives related to Buildings



GOAL 1: DALLAS' BUILDINGS ARE ENERGY EFFICIENT AND CLIMATE RESILIENT.

Energy Benchmarking (completed)

- Completed energy benchmarking for 195 City buildings in Energy Star Portfolio Manager tool
- Energy benchmarking buildings helps the City identify opportunities for energy efficiency savings, track building performance, and measure the effectiveness of energy efficiency measures.





GOAL 1: DALLAS' BUILDINGS ARE ENERGY EFFICIENT AND CLIMATE RESILIENT.

Energy Benchmarking (completed)



Examples of better-performing buildings compared to similar type buildings in City portfolio

Property Name	Site EUI (kBtu/ft ²)	National Median Site EUI (kBtu/ft ²)	% Difference from National Median Site EUI
Skillman Southwestern Branch Library	59.1	51.3	15.1
Polk-Wisdom Branch Library	38.4	51.3	-25.1
Park in the Woods Recreation Center	50.5	40	26.3
Lake Highlands North Recreation Center	35.6	40	-11.1
Fire Station #27	59.7	44.6	33.8
Fire Station #19	31.5	44.6	-29.3
Eco Park	35.7	34.7	2.9
City Hall	76.5	77.9	-1.8
Oak Cliff Cultural Center	53.8	39.1	37.5
South Dallas Cultural Center	32.8	40	-18
Jack Evans Police Headquarters	45.6	44.9	1.5
Southwest Patrol	60.4	44.6	35.4





GOAL 1: DALLAS' BUILDINGS ARE ENERGY EFFICIENT AND CLIMATE RESILIENT.

Energy Auditing (completed)

- State Energy Conservation Office (SECO) provides preliminary energy assessments (PEAs) at no charge to municipal governments
- In collaboration with SECO, City of Dallas completed PEAs for 45 City buildings to date to identify potential energy efficiency improvements to reduce building energy usage
- Information provided in PEA audit reports is used for programming various energy efficiency projects at City buildings





GOAL 1: DALLAS' BUILDINGS ARE ENERGY EFFICIENT AND CLIMATE RESILIENT.

Energy Auditing (completed)



Energy efficiency improvements recommended from energy audit

Facility Type	Facilities Audited	Lighting Improvements	Solar
Rec. Center	17	13	15
Library	12	10	7
Fire Station	9	9	8
Administrative	7	5	7
Total	45	37	37





GOAL 1: DALLAS' BUILDINGS ARE ENERGY EFFICIENT AND CLIMATE RESILIENT.

City Hall Boiler Project (completed)

- Completed conversion of facility heating system at City Hall from steam to high efficiency hot water system in December 2024
- Total project cost: \$3.2M
- Estimated annual savings in gas usage: 20%
- Additional savings include reduction in annual O&M costs related to maintenance of steam traps, reduction in water loss from condensate blow down and reduction of chemical usage





GOAL 1: DALLAS' BUILDINGS ARE ENERGY EFFICIENT AND CLIMATE RESILIENT.

High Efficiency Lighting (completed)

- Completed installation of high efficiency LED lighting fixtures and lighting controls in April 2023 at;
 - Juanita Craft Recreation Center
 - Hampton Illinois Branch Library
 - City Hall (Parking Garage)
- Total combined project cost: \$989,937
- Combined % energy savings from existing lighting: 35%
- Additional savings include reduction in annual O&M costs related to replacement and disposal of frequent burnout of fluorescent light bulbs





GOAL 1: DALLAS' BUILDINGS ARE ENERGY EFFICIENT AND CLIMATE RESILIENT.

High Efficiency Lighting (ongoing)

- City of Dallas received a grant from the U.S. Department of Energy, under the Energy Efficiency and Conservation Block Grant program in the amount of \$1.13M
- Grant funds would be used for installing high efficiency lighting and lighting controls in the following 5 City buildings listed below;
 - K.B. Polk Rec. Center
 - Martin Weiss Rec. Center
 - Park in the Woods Rec. Center
 - Lakewood Branch Library
 - Skyline Library



U.S. DEPARTMENT
of **ENERGY**





GOAL 1: DALLAS' BUILDINGS ARE ENERGY EFFICIENT AND CLIMATE RESILIENT.

High Efficiency Lighting (completed/ongoing)

- Based on the SECO audit of 45 City buildings, lighting improvements were recommended in 37 City buildings. To date 3 projects were completed and 5 are in planning stages for a total of approximately 22% of total recommended projects.

Facility Type	Facilities Audited	Lighting Improvements	Lighting Projects Completed/Planned
Rec. Center	17	13	4
Library	12	10	3
Fire Station	9	9	0
Administrative	7	5	1
Total	45	37	8





GOAL 2: DALLAS GENERATES AND USES RENEWABLE, RELIABLE AND AFFORDABLE ENERGY.

- FRM proactively pursues to implement various renewable energy projects on City buildings where applicable and sourcing renewable energy for City operations
- The following slides provide an overview of recently completed and ongoing initiatives related to **Energy**



GOAL 2: DALLAS GENERATES AND USES RENEWABLE, RELIABLE AND AFFORDABLE ENERGY.

Energy for City operations (completed)

- City signed a new utility contract with TXU in 2019 to source 100% energy generated from wind energy for City operations under the City Council adopted Green Energy Policy
- City has been recognized by U.S. Environmental Protection Agency (EPA) Green Power Partnership (GPP) organization as one of the top users of renewable energy for City operations. Dallas is ranked No.2 in annual green power use in EPA's 2024 Green Power Partnership Top 30 Local Governments list





GOAL 2: DALLAS GENERATES AND USES RENEWABLE, RELIABLE AND AFFORDABLE ENERGY.

Renewable energy projects (completed)

- Completed installation of solar PV on three City buildings in April 2023 at;
 - Fretz Park Recreation Center
 - Pleasant Oaks Recreation Center
 - Dallas West Branch Library
- Total combined project cost: \$993,938
- Combined % energy savings from baseline building energy usage: 37%
- Combined total capacity installed: 422 kW





GOAL 2: DALLAS GENERATES AND USES RENEWABLE, RELIABLE AND AFFORDABLE ENERGY.

Renewable energy projects (ongoing)

- Pilot solar PV (75 kW) + battery energy storage (90 kW) project at Bachman Recreation Center
- Total project cost: \$1.675M (\$975k for solar + \$700k for electrical switchgear)
- Estimated project completion: December 2025



Renewable energy projects (ongoing)

- Solar PV project at Beckley Saner Recreation Center
- Total project cost: \$500,000
- Estimated project completion: June 2026





GOAL 2: DALLAS GENERATES AND USES RENEWABLE, RELIABLE AND AFFORDABLE ENERGY.

Renewable energy projects (completed)

- As of today, there are currently 11 City buildings with solar PV installed
- Combined total capacity installed: 910 kW

City Building Name	Estimated Electric Load (kW)	Installed
Dallas Fire Station #27	21	2013
Dallas Fire Station #6	26	2015
Kiest Park Recreation Center	90	2016
North Central Police Station	100	2016
Northeast Police Station	100	2016
Southeast Police Station	82	2016
Vickery Meadow Library	51	2020
Dallas Fire Station #58	18	2022
Fretz Park Recreation Center	119	2022
Pleasant Oaks Recreation Center	155	2022
Dallas West Branch Library	148	2022





GOAL 2: DALLAS GENERATES AND USES RENEWABLE, RELIABLE AND AFFORDABLE ENERGY.

Renewable energy projects selection criteria

- Public facing building
- Facility electrical system in compliance with current City electrical code
- Roof replaced within the last 5 years
- Availability of adequate roof space with minimal shading from foliage
- Facility energy offset from solar of at least 20%

Current status of solar installed on City public facing buildings;

Facility Type	No. of Facilities	Solar Installed/Planned	% Installed/Planned
Rec. Center	44	5	11%
Library	29	2	7%



Next Steps



- Continue to implement various energy efficiency measures and best practices in City buildings where applicable
- Coordinate with other City departments for pursuing grant funding for implementing projects





City of Dallas

Facilities & Real Estate Management initiatives towards CECAP goals

**Parks, Trails and the
Environment (PTE) Committee
November 03, 2025**

Srinivas Vemuri, PhD, PE
Superintendent
Facilities & Real Estate Management
City of Dallas



City of Dallas

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

Agenda Information Sheet

File #: 25-3147A

Item #: B.

Development Code Amendment: Parkland Dedication

[Ryan O'Connor, Deputy Director, Parks and Recreation Department; La'Kisha Girder, Manager, Parks and Recreation Department]

Development Code Amendment Parkland Dedication

**Parks, Trails and the
Environment Committee
November 3, 2025**

Ryan O'Connor, Deputy Director
La'Kisha Girder, Manager-Parks Planning
Partnership and Strategic Initiatives
Dallas Park and Recreation



City of Dallas

Purpose



- Consideration of amendments to Chapter 51A, the Dallas Development Code, Division 51A-4.1000, “Park Land Dedication”, and related sections, pursuant to the requirements of Texas House Bill 1526, 88th Legislature.



Summary



- The proposed code amendments recommends changes to park land dedication requirements for a fee-in-lieu of park land dedication for residential and lodging uses in the City of Dallas pursuant to the requirements of Texas Senate Bill 929, 88th Legislature.
- Using the legal mandate to amend the ordinance as an opportunity, we are recommending a simplification of the requirements so that all interested parties can easily be informed



Background



- Park Land Dedication Ordinance No. 30934 went into effect July 1, 2019, as Division 51A-4.1000. Park Land Dedication of the Dallas Development Code
 - Required fees for fee-in-lieu and park development
 - Ordinance established 7 park nexus zones to generate and spend fees
 - Expenditure of fees was limited to land acquisition and park development
 - Affected single family, multifamily and hotel/motel developments
 - Offered credits for certain types amenities and flexibility for dedicating land and developing parks within developments
- Ordinance developed through a process of working with park advocates and representatives of the development community
- Through implementation of the ordinance, staff learned that the credits and flexibility were not utilized, and all developers chose to pay a fee for reasons related to simplicity and timing



Background (continued)



- In May 2023, the Texas Legislature amended Chapter 212 of the Local Government Code through H.B. No. 1526, which is applicable to all Texas municipalities with a population over 800,000
 - Dallas
 - Houston
 - San Antonio
 - Austin
 - Fort Worth
- H.B. No. 1526 applies to all plan applications filed on or after January 1, 2024, necessitating modifications to our current ordinance



State Law-HB 1526



- Affects multifamily and hotel/motel developments – excludes single family
- Municipalities to determine whether to require land dedication, fee assessment or both
- Establishes two ways to derive fees
 - Calculation based upon formula that utilizes appraisal districts land values, number of units in a development, density factor, and dwelling unit factor
 - Flat per unit cost not to exceed 2% median family income (MFI)
- Limits City's ability to require a land dedication (acquisition) to no more than 10% of development site
- If City chooses to require dedication, must purchase the land at fair market value minus the fee calculation
- Fees and/or land dedication must be satisfied prior to issuance of Certificate of Occupancy
- Affordable housing (reserved dwelling) units are excluded from the fee calculation



New Ordinance Recommendations



- Utilize ability to require land dedications (acquisitions) on a case-by-case basis and charge a fee utilizing State law thresholds
- Would only require a land dedication in very limited instances in areas of high need of park access
- Redraw park dedication zone boundaries crafting 5 (from 7) that will create larger geographical areas
 - Will allow for more flexibility on where to invest resources
 - Funds will accrue more quickly
- Staff recommends utilizing the maximum of 2% MFI (flat fee) methodology
 - 2% for single family
 - 2% for multifamily uses (2 or more bedrooms)
 - 1% for multifamily uses (1 bedroom)
 - 1% for hotel/motel uses
- Remove unused credit mechanisms and fee exemptions from current ordinance
- Increase indirect (including staff) costs from 10% to 20% of project expenses



Timeline and Recent Actions



- Park Board was briefed in October 2023 and directed us to use the method that would generate the most revenue
 - Park Board passed a resolution supporting staff's recommendation for parkland dedication fees on February 20, 2025
- Zoning Advisory Ordinance Committee (ZOAC)
 - October 22, 2024
 - December 3, 2024
 - Approved with no amendments
- City Plan Commission (CPC)
 - February 13, 2025
 - Two key amendments
 - Credit to developer of 50% of total fee if they develop a trailhead associated with their development
 - Reduced staff recommended fee rates by 50%
 - All other elements of ordinance were approved such as exemption for affordable housing, shrinking of zones from 7 to 5, etc.



Timeline and Recent Actions



- Parks, Trails and the Environment Committee was briefed on June 2, 2025
- Meeting with The Real Estate Council (TREC) was held on August 25, 2025
 - Discussed fee adjustments for multifamily one bedroom and 2+ bedrooms
- Follow up with the Dallas Builders Association
- Additional support from City Attorney's Office and Planning and Development departments
- Updated ordinance revisions occurred in summer 2025
 - Discuss an updated proposed fee structure
- Parks, Trails and the Environment Committee briefing on November 3, 2025



Proposed Fee Structures (2024)



	Single Family	Multifamily (1 bedroom)	Multifamily (2+ bedrooms)	Hotel/Motel
Maximum Fee Allowable (2%)	2% Dallas MFI (.02)(\$65,400) = \$1,308 per dwelling unit	2% Dallas MFI (.02)(\$65,400) = \$1,308 per dwelling unit	2% Dallas MFI (.02)(\$65,400) = \$1,308 per dwelling unit	2% Dallas MFI (.02)(\$65,400) = \$1,308 per dwelling unit
Staff Recommendation	2% Dallas MFI (.02)(\$65,400) = \$1,308 per dwelling unit	1% Dallas MFI (.01)(\$65,400) = \$654 per dwelling unit	2% Dallas MFI (.02)(\$65,400) = \$1,308 per dwelling unit	1% Dallas MFI (.01)(\$65,400) = \$654 per dwelling unit
Development Community Recommendation	2% Dallas MFI (.02)(\$65,400) = \$1,308 per dwelling unit	1% Dallas MFI (.01)(\$65,400) = \$654 per dwelling unit	1.5% Dallas MFI (.015)(\$65,400) = \$981 per dwelling unit	1% Dallas MFI (.01)(\$65,400) = \$654 per dwelling unit
Current Ordinance	\$1165 per dwelling unit	\$457 per dwelling unit	\$917 per dwelling unit	\$500 per dwelling unit
CPC Recommendation	1% Dallas MFI (.01)(\$65,400) = \$654 per dwelling unit	0.5% Dallas MFI (.005)(\$65,400) = \$327 per dwelling unit	1% Dallas MFI (.01)(\$65,400) = \$654 per dwelling unit	0.5% Dallas MFI (.005)(\$65,400) = \$327 per dwelling unit



Proposed Fee Structures (2025)



	Single Family	Multifamily (1 bedroom)	Multifamily (2+ bedrooms)	Hotel/Motel
Maximum Fee Allowable (2%)	2% Dallas MFI (.02)(\$67,670) = \$1,355.20 per dwelling unit	2% Dallas MFI (.02)(\$67,670) = \$1,355.20 per dwelling unit	2% Dallas MFI (.02)(\$67,670) = \$1,355.20 per dwelling unit	2% Dallas MFI (.02)(\$67,670) = \$1,355.20 per dwelling unit
Staff Recommendation	2% Dallas MFI (.02)(\$67,670) = \$1,355.20 per dwelling unit	1% Dallas MFI (.01)(\$67,760) = \$677.60 per dwelling unit	2% Dallas MFI (.02)(\$67,670) = \$1,355.20 per dwelling unit	1% Dallas MFI (.01)(\$67,760) = \$677.60 per dwelling unit
Development Community Recommendation	2% Dallas MFI (.02)(\$67,670) = \$1,355.20 per dwelling unit	1% Dallas MFI (.01)(\$67,760) = \$677.60 per dwelling unit	1.5% Dallas MFI (.015)(\$67,760) = \$1,016.40 per dwelling unit	1% Dallas MFI (.01)(\$67,760) = \$677.60 per dwelling unit
Current Ordinance	\$1165 per dwelling unit	\$457 per dwelling unit	\$917 per dwelling unit	\$500 per dwelling unit
CPC Recommendation	1% Dallas MFI (.01)(\$67,760) = \$677.60 per dwelling unit	0.5% Dallas MFI (.005)(\$67,760) = \$338.80 per dwelling unit	1% Dallas MFI (.01)(\$67,760) = \$677.60 per dwelling unit	0.5% Dallas MFI (.005)(\$67,760) = \$338.80 per dwelling unit

Table 3: Fee Calculations Metroplex Select Cities- Update Table



	Single Family	Multifamily (1 bedroom)	Multifamily (2 or more bedrooms)	Hotel/Motel
Southlake	\$6,500/DU	\$6,500/DU	\$8,700.00/DU	...
Plano	\$2,865.43/DU	\$1,442.66/DU
Forney	\$1,548/DU	\$604/DU
Arlington	\$1,275-\$1,410/DU	\$1,275-\$1,410/DU	\$1,275-\$1,410/DU	...
Maximum Fee Allowable (2%)	\$1,308/DU	\$1,308/DU	\$1,308/DU	\$1,308/DU
Staff Recommendation	\$1308/DU	\$654/DU	\$1,308/DU	\$654/DU
Development Community Recommendation	\$1,308/DU	\$654/DU	\$981/DU	\$654/DU
Mansfield	\$1,250/DU	\$1,250/DU
Current Dallas Ordinance	\$1165/DU	\$457/DU	\$917/DU	\$500/DU
Dallas CPC Recommendation	\$654/DU	\$327/DU	\$654/DU	\$327/DU

Land Dedication-Proposed Version #1



Current Text: [D]edication must be shown on the preliminary and final plat. If the director determines that the owner of property is required to dedicate land, the minimum size of land dedicated for a park is 0.5 acre.

Proposed Text Version 1: The director may require land to be dedicated if it is located within 0.5 mile from 1,000 residents or more and is farther than 0.5 miles from the nearest park.



Land Dedication-Proposed Version #2

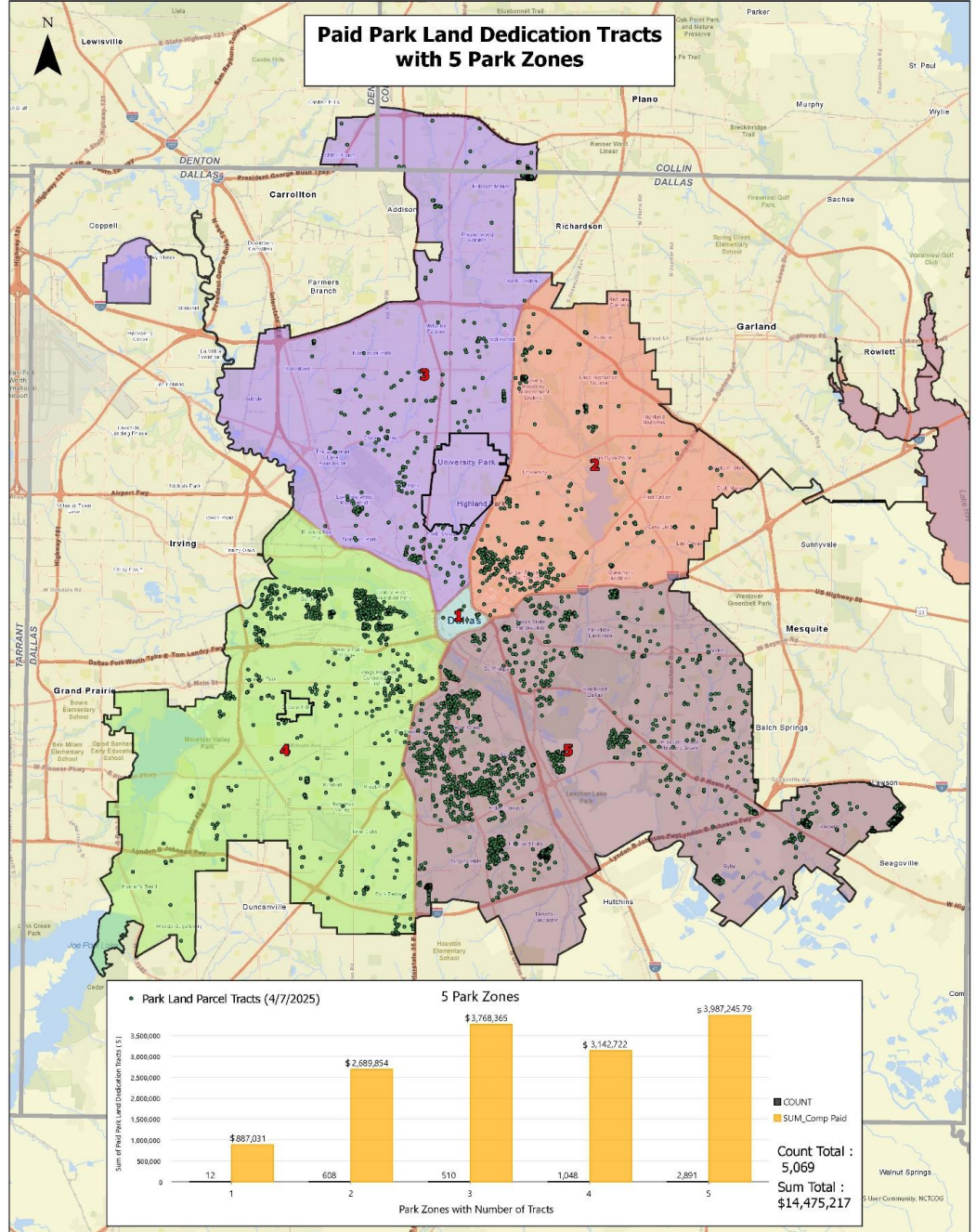


Current Text: [D]edication must be shown on the preliminary and final plat. If the director determines that the owner of property is required to dedicate land, the minimum size of land dedicated for a park is 0.5 acre.

Proposed Text Version 2: The director may require land to be dedicated if the property increases park access for 1,000 or more residents as measured by the 0.5 mile park access standard. If director requires on-site dedication of land, City Council must approve the expenditure of funds for the acquisition of park land unless it can be approved administratively.



Park Nexus Zones (Five) Staff's Recommendation



Next Steps



- Work with Planning & Development, Housing and all private development City staff to update the plan application process to reflect the new park land dedication ordinance
- Ensure development community and residents are aware of the upcoming changes to ordinance
- Prepare web page for parkland dedication and templates for property owner letter of determination requests and final letters
- Schedule the proposed new ordinance for the City Council for consideration on November 12, 2025



Development Code Amendment Parkland Dedication

**Parks, Trails and the
Environment Committee
November 3, 2025**

Ryan O'Connor, Deputy Director
La'Kisha Girder, Manager-Parks Planning
Partnership and Strategic Initiatives
Dallas Park and Recreation



Appendix A-Dallas Fee Calculations Per Dwelling Unit



	Single Family	Multifamily (1 bedroom)	Multifamily (2 or more bedrooms)	Hotel/Motel
Current Ordinance	\$1165/DU	\$457/DU	\$917/DU	\$500/DU
Staff Recommendation	0.02 x \$65,400= \$1,308/DU	.01 x \$65,400= \$654/DU	0.02 x \$65,400 = \$1,308/DU	.01 x \$65,400= \$654/DU
Percent Increase based on Current Ordinance Fee	12.27%	43.11%	42.64%	30.80%
CPC Recommendation	.01 x \$65,400= \$654/DU	.005 x \$65,400= \$327/DU	.01 x \$65,400= \$654/DU	.005 x \$65,400= \$327/DU
Percent Decrease Based on Current Ordinance Fee	-43.86%	-28.44%	-28.68%	-34.60%



Appendix B-Dallas Fee Calculations Per Dwelling Unit



	Single Family	Multifamily (1 bedroom)	Multifamily (2 or more bedrooms)	Hotel/Motel
Current Ordinance	\$1165/DU	\$457/DU	\$917/DU	\$500/DU
Maximum Fee Allowable (2%)	0.02 x \$65,400= \$1,308/DU	0.02 x \$65,400= \$1,308/DU	0.02 x \$65,400 = \$1,308/DU	0.02 x \$65,400= \$1,308/DU
Percent Increase based on Current Ordinance Fee	12.27%	186.21%	42.64%	161.6%
Development Community Recommendation	.02 x \$65,400= \$1,308/DU	.01 x \$65,400= \$654/DU	.015 x \$65,400= \$981/DU	.01 x \$65,400= \$654/DU
Percent Increase Based on Current Ordinance Fee	12.27%	43.11%	6.97%	30.8%



Rough Proportionality



- Dallas has a current population of **1,326,087 (2025)**; and
- 16,865 acres of neighborhood and community parkland;
- This means the ratio of residents per acre is **$1,326,087/16,865=1$ resident per 78.6 acres (We will round up to 79 acres)**.
- Based on **79 acres per person** and the average number of people per dwelling unit is **2.8 persons** for a single family dwelling;
- This means **79 acres per person/2.8 persons per dwelling unit=1 dwelling unit (DU) per 28.2 acres**
- Average value of land in the CBD area is **\$4,053,832** per acre; so, **$\$4,053,832/28.2 \text{ acres} = \$143,752.91$** per single family dwelling unit in the CBD area.
- Average value of land in the Urban area is **\$425,205** per acre; so, **$\$425,205/28.2 \text{ acres} = \$15,078.19$** per single family dwelling unit in the Urban area.





City of Dallas

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

Agenda Information Sheet

File #: 25-3148A

Item #: C.

2024 Bond Comprehensive Environmental and Climate Action Plan (CECAP) Annual Status Update for 2025

[M. Elizabeth Cedillo-Pereira, Assistant City Manager]

Memorandum



CITY OF DALLAS

DATE November 3, 2025
TO Honorable Chair Stewart and Members of the Parks, Trails, and the Environment Committee
SUBJECT **2024 Bond CECAP Resolution Annual Status Update for 2025**

This memorandum provides an update on the formation of the Interdepartmental Working Group (IWG), which is a requirement of the 2024 Bond Comprehensive Environmental and Climate Action Plan (CECAP) Resolution, for the last quarter of Fiscal Year (YR) 2024-2025. The resolution called for the operationalization of an interdepartmental working group to better integrate the resolution's recommendations and environmental sustainability concepts into bond projects, with the Office of Environmental Quality and Sustainability (OEQS) responsible for providing technical expertise on matters relating to environmental sustainability. Additionally, the Parks, Trails, and Environment Committee (PTE), or other designated committee, is to be updated with at least one annual update.

Background

On February 11, 2025, department executives were invited by OEQS and City Manager Bizzor Tolbert to participate in the Interdepartmental Working Group (IWG) Kickoff Meeting. The purpose of this meeting was to explain the group's relevancy, goals, and how departments can participate.

The IWG is a requirement of the 2024 Bond CECAP Resolution. The purpose of the IWG is to better integrate environmental sustainability concepts into bond projects. The 2024 Bond Program has 838 projects, 10 propositions, and totals 1.25 billion dollars. This opportunity allows departments to offer their input and expertise in the 2024 Bond CECAP Resolution's implementation with the goal to further advance sustainability. The expectation of this working group is for full collaboration and advancement of the CECAP priorities.

Progress

Since the kickoff meeting in February 2025, eleven departments and twenty-four members have agreed to participate. The departments include: Aviation, Facilities and Real Estate Management, Dallas Fire, Dallas Public Library, Office of Arts and Culture, Office of Bond and Construction Management, Office of Environmental Quality and

Sustainability, Office of Care & Community Empowerment, Park and Recreation, Transportation and Public Works, and Water Utilities.

The IWG decided on a total of 8 objectives to be completed within the bond cycle's timeline of five years. The 8 objectives include:

1. Developing a charter,
2. Developing a work plan,
3. Developing a sustainability checklist,
4. Updating model language for the project requests and quotes,
5. Standardizing the green building policy for bond-funded major and minor renovations and repairs,
6. Standardizing interdepartmental documentation to track and monitor the sustainability recommendations or goals,
7. Updating project manual specifications, and
8. Conducting additional department training.

The IWG also set a goal that first four objectives should be completed by the first annual review for the PTE Committee. The timeline for the remaining objectives would be determined by the progress of the first four objectives. So far, two objectives have been completed. These objectives are the charter and the work plan. The IWG is currently working on sustainability checklist, which is one of the largest tasks among the objectives.

The goal of the sustainability checklist is to integrate sustainability concepts that align with the CECAP and the recommendations outlined with the 2024 Bond CECAP Resolution. The checklist provides a standardized way for departments to collect metrics and conduct analysis on how the majority of the bond projects are adhering to sustainability efforts. The success and functionality of the checklist will be determined by how well the checklist collects this information and how well departments are able to apply the tool into normal practice. Factors that need to be considered are the variety and number of projects as well as the data management and oversight of such information once it's collected. Additional time will also be set aside during a trial phase to evaluate for any necessary revisions. The IWG is currently working on these solutions in a way that does not conflict with additional department responsibilities and achieves the best product outcomes.

Next Steps

The IWG is continuing to hold group breakout sessions and make progress on the objectives, deliverables, and determining achievable timelines for the remaining

DATE November 3, 2025
SUBJECT **2024 Bond CECAP Resolution Annual Status Update for 2025**
PAGE **3 of 3**

objectives. An update will be provided when completion deadlines are set for the remaining Year 1 deliverables. If you have questions or need additional information, please contact Angela Hodges Gott, Director of the Office of Environmental Quality and Sustainability, at 214-670-1642 or angela.hodgesgott@dallas.gov.

Service First, Now!



M. Elizabeth (Liz) Cedillo-Pereira, J.D.
Assistant City Manager, City of Dallas

c: Kimberly Bizer Tolbert, City Manager
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Dominique Artis, Chief of Public Safety
Dev Rastogi, Assistant City Manager

Alina Ciocan, Assistant City Manager
Donzell Gipson, Assistant City Manager
Robin Bentley, Assistant City Manager
Jack Ireland, Chief Financial Officer
Ahmad Goree, Chief of Staff to the City Manager
Directors and Assistant Directors



City of Dallas

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

Agenda Information Sheet

File #: 25-3149A

Item #: D.

PTE Committee Monthly Forecast

Parks, Trails, and Environment COMMITTEE 2 MONTH FORECAST

	TITLE	DEPARTMENT
Monday, December 1, 2025, 9:00 A.M.		
	Annual CECAP Report	Office of Environmental Quality and Sustainability
	Vaping Ordinance Update and Signage	Office of Environmental Quality and Sustainability
BRIEFINGS BY MEMORANDUM		
Monday, January 5, 2026, 9:00 A.M.		
BRIEFING ITEMS	TBD	
BRIEFINGS BY MEMORANDUM	TBD	