

MINUTES OF THE CITY COUNCIL COMMITTEE  
MONDAY, DECEMBER 1, 2025

25-0013

ECONOMIC DEVELOPMENT COMMITTEE  
CITY COUNCIL CHAMBER, CITY HALL/VIDEO CONFERENCE  
MAYOR PRO TEM JESSE MORENO, PRESIDING

PRESENT: [7] Moreno, Ridley, West (\*\*1:07 p.m.), Gracey (\*\*1:05 p.m.), Cadena, Blair (\*\*1:04 p.m.), Roth

ABSENT: [0]

The meeting was called to order at 1:03 p.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.

The meeting recessed to closed session at 3:01 p.m. and reconvened to open session at 3:24 p.m.

After all business properly brought before the city council had been considered, the meeting adjourned at 3:24 p.m.

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Chair

ATTEST:

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City Secretary Staff

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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.

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

MINUTES OF THE CITY COUNCIL COMMITTEE  
MONDAY, DECEMBER 1, 2025

EXHIBIT A

**RECEIVED**

**2025 NOV 21 PM 1:42  
CITY SECRETARY  
DALLAS, TEXAS**

**City of Dallas**

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

*Public Notice*

251038

POSTED CITY SECRETARY  
DALLAS, TX



**Economic Development Committee**

**December 1, 2025**

**1:00 PM**

## 2025 CITY COUNCIL COMMITTEE APPOINTMENTS

AD HOC COUNCIL COMMITTEES	COUNCIL COMMITTEES
<b>AD HOC COMMITTEE ON ADMINISTRATIVE AFFAIRS</b> Moreno (C), Cadena, M. Johnson, Mendelsohn, Stewart <p style="text-align: right;">**Assigned: 08/29/25</p>	<b>ECONOMIC DEVELOPMENT</b> Moreno (C), Ridley (VC), Blair, Cadena, Gracey, Roth, West <p style="text-align: right;">**Assigned: 08/29/25</p>
<b>AD HOC COMMITTEE ON GENERAL INVESTIGATING AND ETHICS</b> Willis (C), Blair, Cadena, Mendelsohn, Stewart <p style="text-align: right;">**Assigned: 08/29/25</p>	<b>PARKS, TRAILS, AND THE ENVIRONMENT</b> Stewart, (C), West (VC), Bazaldua, Blackmon, Blair, M. Johnson, Ridley <p style="text-align: right;">**Assigned: 08/29/25</p>
<b>AD HOC COMMITTEE ON JUDICIAL NOMINATIONS</b> Ridley (C), Resendez, Roth, Stewart, West <p style="text-align: right;">**Assigned: 08/29/25</p>	<b>FINANCE</b> West (C), Stewart (VC), Gracey, M. Johnson, Moreno, Resendez, Willis <p style="text-align: right;">**Assigned: 08/29/25</p>
<b>AD HOC COMMITTEE ON LEGISLATIVE AFFAIRS</b> Mendelsohn (C), M. Johnson, Moreno, Ridley, Stewart <p style="text-align: right;">* Assigned: 07/17/25</p>	<b>HOUSING AND HOMELESSNESS SOLUTIONS</b> Mendelsohn (C), Blair (VC), Bazaldua, Gracey, Moreno, Resendez, Willis <p style="text-align: right;">**Assigned: 08/29/25</p>
<b>AD HOC COMMITTEE ON PENSIONS</b> Stewart (C), Blackmon, M. Johnson, Mendelsohn, Moreno, Resendez, Roth, West, Willis <p style="text-align: right;">**Assigned: 08/29/25</p>	<b>PUBLIC SAFETY</b> Mendelsohn (C), Moreno (VC), Cadena, M. Johnson, Resendez, Roth, Stewart <p style="text-align: right;">**Assigned: 08/29/25</p>
<b>AD HOC COMMITTEE ON PROFESSIONAL SPORTS RECRUITMENT AND RETENTION</b> West (C), Bazaldua, Blackmon, Blair, Cadena, Resendez, Ridley <p style="text-align: right;">**Assigned: 08/29/25</p>	<b>QUALITY OF LIFE, ARTS, AND CULTURE</b> Gracey (C), Cadena (VC), Bazaldua, Ridley, Roth, West, Willis <p style="text-align: right;">**Assigned: 08/29/25</p>
	<b>TRANSPORTATION AND INFRASTRUCTURE</b> Ridley (C), Roth (VC), Blackmon, Blair, Cadena, Gracey, Mendelsohn <p style="text-align: right;">**Assigned: 08/29/25</p>
	<b>GOVERNMENT EFFICIENCY</b> 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](http://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](http://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 Council 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 meeting will be broadcast live on Spectrum Cable Channel 16 and online at [bit.ly/cityofdallastv](http://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=mf56f84f9f90190d737e1ceac05d4f817>

### **Call to Order**

### **MINUTES**

1. [25-3441A](#) Approval of November 3, 2025 Economic Development Committee Meeting Minutes.

**Attachments:** [Minutes](#)

- [25-3443A](#) Approval of November 3, 2025 Special Called Joint Meeting of the Economic Development Committee and Committee on Finance Minutes.

**Attachments:** [Minutes](#)

### **BRIEFING AND ACTION ITEM**

- A. [25-3442A](#) Authorized Hearings Status Update [Andrea Gilles, AICP, Deputy Director Planning and Development]

**Attachments:** [Presentation](#)

### **BRIEFING MEMORANDUMS AND ACTION ITEMS**

- B. [25-3444A](#) Historic Preservation Tax Exemption Sunset [Emily Liu, Director Planning and Development]

**Attachments:** [Memorandum](#)

- C. [25-3445A](#) Off-Street Parking Requirements for Applicable Construction Projects in PD-193 [Emily Liu, Director, Planning & Development Department]

**Attachments:** [Memorandum](#)

- D. [25-3446A](#) Upcoming Agenda Item: Authorize (1) the establishment of a City Council District 7 Exterior Improvement Grant Program for Commercial Properties in accordance with the Program Statement (Exhibit A) for grants of up to \$50,000 to eligible small businesses in Dallas to support building façade improvements and other exterior capital improvements to commercial properties in City Council District 7; and (2) the allocation of \$796,875.00 in funds from ECO (I) Fund (2017 General Obligation Bond Fund) for the District 7 Exterior Improvement Grant Program for Commercial Properties [Kevin Spath, Director, Office of Economic Development]

**Attachments:** [Memorandum](#)

### **EXECUTIVE SESSION**

- (1) Discuss or deliberate 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 of Dallas and with which the City is conducting economic development negotiations ("Project X"); and/or  
(2) deliberate the offer of a financial or other incentive to a business prospect in connection with Project X [Tex. Gov't Code, (Sec.551.087 T.O.M.A.)]

### **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, DECEMBER 1, 2025

EXHIBIT B

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

DECEMBER 1, 2025

Item 1: Approval of November 3, 2025 Economic Development Committee Meeting Minutes.

Councilmember Ridley moved to adopt the minutes as presented.

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

Item 2: Approval of November 3, 2025 Special Called Joint Meeting of the Economic Development Committee and Committee on Finance Minutes.

Chair Moreno held item 2 until the next Joint Meeting of the Economic Development Committee and Committee on Finance.

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

DECEMBER 1, 2025

BRIEFING AND ACTION ITEMS

Item A: Authorized Hearings Status Update

The following individuals briefed the committee on the item:

- Andrea Gilles, AICP, Deputy Director, Planning and Development; and
- Robin Bentley, Assistant City Manager, City Manager's Office

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

DECEMBER 1, 2025

BRIEFING MEMORANDUMS AND ACTION ITEMS

Item B: Historic Preservation Tax Exemption Sunset

Councilmember Ridley moved to forward to the full city council with a recommendation of approval from the committee.

Motion seconded by Councilmember Bazaldua and unanimously adopted.

Item C: Off-Street Parking Requirements for Applicable Construction Projects in PD-193

Councilmember Ridley moved to forward to the full city council, for consideration at a future agenda meeting with a recommendation of approval from the committee.

Motion seconded by Councilmember Gracey and adopted on a divided vote with Chair Moreno voting “No.”

Item D: Upcoming Agenda Item: Authorize (1) the establishment of a City Council District 7 Exterior Improvement Grant Program for Commercial Properties in accordance with the Program Statement (Exhibit A) for grants of up to \$50,000 to eligible small businesses in Dallas to support building façade improvements and other exterior capital improvements to commercial properties in City Council District 7; and (2) the allocation of \$796,875.00 in funds from ECO (I) Fund (2017 General Obligation Bond Fund) for the District 7 Exterior Improvement Grant Program for Commercial Properties

Councilmember Blair moved to forward to the full city council with a recommendation of approval from the committee.

Motion seconded by Councilmember Gracey and unanimously adopted.

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

DECEMBER 1, 2025

EXECUTIVE SESSION

- (1) Discuss or deliberate 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 of Dallas and with which the City is conducting economic development negotiations (“Project X”); and/or (2) deliberate the offer of a financial or other incentive to a business prospect in connection with Project X [Tex. Gov’t Code, (Sec.551.087 T.O.M.A.)

At 3:01 p.m., Chair Moreno announced the executive session of the committee authorized by Chapter 551, “OPEN MEETINGS,” of the (Texas Open Meetings Act) to discuss the following matter:

- (1) Discuss or deliberate 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 of Dallas and with which the City is conducting economic development negotiations (“Project X”); and/or (2) deliberate the offer of a financial or other incentive to a business prospect in connection with Project X [Tex. Gov’t Code, (Sec.551.087 T.O.M.A.)

The closed session ended and reconvened to open session at 3:24 p.m. No other matters were discussed during the closed session.

MINUTES OF THE CITY COUNCIL COMMITTEE  
MONDAY, DECEMBER 1, 2025

EXHIBIT C



# City of Dallas

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

## Agenda Information Sheet

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**File #:** 25-3442A

**Item #:** A.

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Authorized Hearings Status Update [Andrea Gilles, AICP, Deputy Director Planning and Development ]



**City of Dallas**

# **Authorized Hearings Status Update**

**Economic Development  
Committee**

**December 1, 2025**

Andrea Gilles, AICP, Deputy Director  
Planning and Development

# Purpose



Memo request by Councilmembers West and Ridley for an update on:

- Clarity on staff's system to order Authorized Hearings
- Explanation on backlog
- Update on timeline for outstanding Authorized Hearings



# Background



- Authorized hearings are City-initiated rezonings that typically consider land use, development standards, and other regulations and align the zoning with future land use/placetypes
- An authorized hearing may be initiated in two ways:
  - A. City Council (CC) which requires a five-signature memo requesting placement on the City Council agenda.
  - B. City Plan Commission (CPC) which requires a three-signature memo requesting placement on the CPC agenda.
- Majority vote is required at the CPC or City Council to initiate



# Team Snapshot



- Team Makeup:
  - 1 Chief Planner
  - 3 Senior Planners (1 added this FY)
  - 1 Planner I, 2 Planner IIs
- Work Program:
  - Authorized Hearings
  - Neighborhood Stabilization Overlays (NSO)
- FY 24-25 Accomplishments:
  - 5 Authorized Hearings Adopted (Floral Farms Area + WOCAP)
  - 2 NSOs initiated (Casa Linda and Red Bird)



# Authorized Hearings Process



- Typically, between 12 months to two years from the 1<sup>st</sup> community meeting to City Council for consideration:
  - Staff analysis, research, working with stakeholders to establish a core community team to follow the process
  - Kick off project meeting in the community
  - 1<sup>st</sup> Community Meeting: Introduce initial zoning concepts
  - 2<sup>nd</sup> Community Meeting: Discuss zoning recommendations
  - 3<sup>rd</sup> Community Meeting: Reach consensus on zoning approach
  - Other Community Meetings as needed
  - City Plan Commission Briefing and Public Hearing(s)
  - City Council Consideration



# AHs by the Numbers: Past 5 Years



Cases adopted by City Council in the past 5 years

Case #	Name	Authorized	Kickoff	CPC Approve	CC Approve	Total Time (kickoff to adopt)	Acres	# of Props
Z189-143	Edgefield-Clarendon	11/15/18	4/24/24	4/24/25	Deauth	1 yr	2.13	7
Z189-349	Hampton- Clarendon	9/5/19	4/25/24	4/24/25	8/13/25	1 yr, 3 mo	35.25	144
Z189-127	North Cliff	11/1/18	4/25/24	1/23/25	3/26/25	11 mo	5.14	20
Z189-341	Floral Farms	4/15/19	9/12/22	5/2/24	2/12/25	2 yr, 5 mo	522.18	123
Z189-240	Jimtown Nhood	4/4/19	4/25/24	11/21/24	1/22/25	9 mo	10.37	50
Z178-142	DT Elmwood	11/9/17	3/15/23	1/18/24	2/28/24	11 mo	14.23	87
Z189-241	Singleton/Chicago	4/4/19	7/14/21	8/17/23	10/25/23	2 yr, 3 mo	11.64	63
Z167-395	Elm Thickett	9/7/17	10/12/20	7/21/22	10/12/22	2 yr	525.98	1,783
Z178-307	The Bottom	5/17/18	10/22/20	3/25/21	5/12/21	7 mo	44.05	327
Z167-311	Cedars	5/18/17	1/10/19	11/5/20	2/10/21	2 yr	588	918
Z167-360	Dallas Arts District	5/24/17	11/12/19	12/17/20	1/27/21	1 yr, 2 mo	118.1	69

# Current Pending Cases



Total Number of Pending Authorized Hearings: 17

- **2 currently in process:**
  - PD 595 South Dallas Fair Park
  - Singleton/Westmoreland
- **2-3 soon to kick off:** (depending on staffing)
- **5 currently on-hold:** (10th Street HD, East Oak Cliff, PD 298, Westmoreland/Illinois DART, and PD 887 Valley View Galeria)
- **7 remaining:** have been initiated and are waiting to kick-off or may be resolved by other means (e.g. Zoning Code Reform; Entertainment/Late Night District Code Updates)



# Summary of Active Cases



## 1) PD 595 South Dallas/Fair Park

- FD 2.0 + Area Plan adopted 6/25/2025
- Specific recommendations for updates to the zoning
- 3,000+ acres; 10,798 properties
- Community meeting kickoff 10/14/25; 2<sup>nd</sup> meeting 11/13/25

## 2) Singleton/Westmoreland

- FD 2.0 – area with residential/industrial proximity
- 256+ acres; 518 properties
- Community meeting kickoff 11/18/2025



# Past Rankings



Point-based system based on 5 factors

1. **Land Use Plan/Study** – located in a City Council adopted Land Use Plan/Study area
2. **Special City Designated Area** – located in:
  - Housing Plan areas: Stabilization Area, Emerging Market Area, Redevelopment Area, or a Neighborhood Empowerment Zone
3. **Other City Program** – located in a City-affiliated program or study
  - TIF, PID
4. **Bond Program** –
  - Located in an area where infrastructure bond program projects are being implemented
5. **Transitional Area**
  - Located in an area undergoing rapid change; within the last 5 years having undergone a large number of:
    - Zoning change requests; Single family demolition permits issued
    - Single family Certificate of Demolitions requested in Historic Districts



# Updated Rankings



## 1. ForwardDallas 2.0

- Is the zoning in alignment with the FD 2.0 placetype(s)?
- Will one of the FD 2.0 themes be addressed by an Authorized Hearing?
  - **Environmental Justice and Sustainability**; Housing Access and Choice; Economic Development; Transit Oriented Development

## 2. Adopted area, neighborhood, corridor plan

- Is there a smaller area land use plan adopted?

## 3. Major Bond/Capital Project

- Major project that may impact future development patterns?

## 4. Wait Time

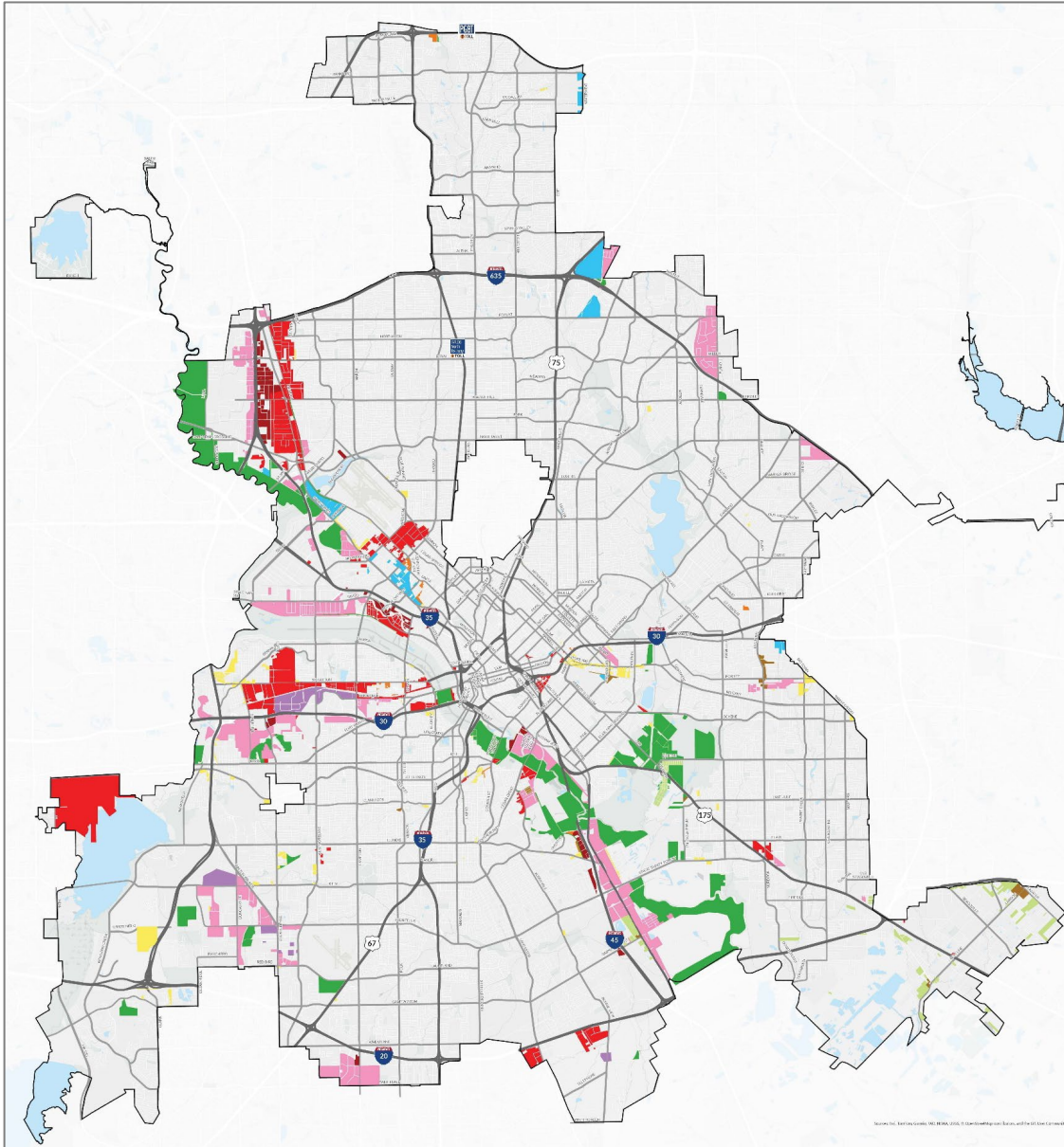
- How long has the case been authorized?

## 5. Extenuating Circumstances









- Ex: unforeseen events like natural disasters or infrastructure failures.



# Land Use + Zoning Inconsistency



## Future Placetypes


-  Regional Open Space
-  Small Town Residential
-  Community Residential
-  Community Mixed Use
-  Regional Mixed Use
-  Institutional Campus
-  Flex Commercial
-  Logistics/Industrial Park





# Pending Cases



District	Rank	Name	Case #	Authorized
7	1	PD 595 South Dallas Fair Park	Z223-121	10/12/2022
6	2	Singleton/Westmoreland	Z223-174	12/15/2022
4	3	East Oak Cliff	Z178-306	5/17/2018
4	4	10th St HD & PD No.388	Z189-348	9/5/2019
13	5	Vickery Meadow	Z167-378	8/3/2017
8	6	West Kleberg	Z201-146	12/3/2020
8		East Kleberg	Z201-145	12/3/2020
2 & 14	8	PD 298 Subarea 9 RPS	Z212-308	1/6/2022
1	9	West Southern Gateway	Z212-309	6/16/2022
8	10	Wheatland/Danieldale	Z223-186	1/5/2023
1	11	Casa Guanajuato	Z245-170	3/7/2024
2 & 6	12	PD 269 Deep Ellum/Near East Side	Z245-171	7/25/2024
5	13	Seaford Drive	Z201-354	9/23/2021
14	14	McKinney Late Night SUP Overlay PD 193	Z212-318	8/4/2022
14	15	NO(A) Single property-Richmond/ Summit	Z189-342	8/15/2019
3	TBD	Westmoreland/Illinois DART	Z190-239	3/26/2020
11	TBD	PD 887 Valley View Galleria	Z189-357	9/19/2019

 In process

 Paused

 Potential other solutions

# Next Steps



- Onboard additional staff
- Kick-off the next 2-3 cases in the queue
- Upgrade the project webpage including mapping tools, real time status updates, user-friendly resources, etc.





**City of Dallas**

# **Authorized Hearings Status Update**

**Economic Development  
Committee**

**December 1, 2025**

Andrea Gilles, AICP, Deputy Director  
Planning and Development



# City of Dallas

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

## Agenda Information Sheet

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**File #:** 25-3444A

**Item #:** B.

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Historic Preservation Tax Exemption Sunset [Emily Liu, Director Planning and Development]

# Memorandum



CITY OF DALLAS

DATE December 1, 2025

TO Honorable Members of the City Council Economic Development Committee

SUBJECT **Historic Preservation Tax Exemption Sunset**

## Request

The purpose of this memo is to brief the Economic Development Committee on a request to extend the City's Historic Preservation Tax Exemption Program. The Historic Preservation Tax Exemption Program (Ordinance # 21874) was adopted by City Council in October 1993 and was subsequently amended in 1998, 2001, 2004, 2007, 2015, and 2020. The previous sunset provision was extended in 2020 for five years, through December 31, 2025.

The Sunset Provision in Sec. 51A-11.401 of the Dallas City Code stipulates that no certificates of eligibility may be granted, and no applications for extension of the deadline for rehabilitation or deadline for a certificate of occupancy may be considered, by the Landmark Commission after December 31, 2025, unless an extension is granted. There are currently 51 properties actively receiving tax exemptions (FY2020-FY2025), with 19 new projects since 2020 and generating a value of the exemption totaling \$5,531,862.

## Program Purpose

The tax exemption program, administered by the Historic Preservation Section of the Planning and Development Department, is an incentive to property owners completing rehabilitation projects to historic properties (City of Dallas Landmarks or structures in Landmark Districts). Depending on the area in which the property is located and the type and scope of work, the tax exemption may be applicable to the added value or the entire value of the building, for a set period of time. Its purpose is to encourage economic development through the revitalization and preservation of the city's historic properties and to assist in accomplishing the following goals:

- Revitalize older neighborhoods to build and capture a stable tax base;
- Support the private sector investment in historic properties;
- Encourage home ownership;
- Promote pedestrian oriented, ground floor retail in the Urban Historic Districts;
- Support new uses for vacant and deteriorated historic buildings; and
- Encourage low- and moderate-income families to invest in revitalizing Historic Districts.

## Program Eligibility

To be eligible for the program, a building must be a contributing structure in a City of Dallas historic district or be individually listed as a Dallas Landmark.

- The exemption applies to city taxes only.
- A minimum amount of expenditures toward rehabilitation efforts must be spent to qualify, which is a percentage of the assessed value of the structure from the

DATE November 19, 2025  
SUBJECT **Historic Preservation Tax Exemption Sunset – 25-3297A**

previous year (i.e. for an application submitted in 2025, the 2024 tax assessment would be used) at application submission date.

- Expenditures must include eligible work (i.e. historic foundation/roof, walls, doors/windows and exterior repairs).

### **Program Benefits**

According to “Preserving Dallas: The Economic Impact of Historic Preservation in Dallas, Texas” (PlaceEconomics, September 30, 2025), the City’s historic property tax exemption incentive program ultimately generates more revenue than it defers. Although Dallas forgoes property tax revenue for up to ten years to stimulate reinvestment in historic buildings, the data show that this incentive more than pays for itself. For example, the tax exemptions for ten properties expired in 2023; those same properties now contribute 2.2 times more in city property taxes than they did ten years ago. The historic property tax incentive functions as a shared investment between the City and property owners, yielding substantial long-term returns for both parties while ensuring the continued preservation and stewardship of Dallas’ historic resources for future generations.

### **Next Steps**

This item is also scheduled for consideration by the Landmark Commission on December 1, 2025. The Commission has consistently recommended extending the program whenever the sunset deadline has come before them. Following the Commission’s and this Committee’s review, the item will be placed on the December 10, 2025 City Council agenda for consideration.

If you have additional questions, please contact Emily Liu, Director, at 214-670-5404 or by email at [yu.liu@dallas.gov](mailto:yu.liu@dallas.gov).

Service First, Now!

Robin Bentley  
Assistant City Manager

c: Kimberly Bizzor Tolbert, City Manager  
Tammy Palomino, City Attorney  
Mark Swann, City Auditor  
Biliera Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Baron Eliason, Inspector General (I)  
Dominique Artis, Chief of Public Safety  
Dev Rastogi, Assistant City Manager

M. Elizabeth (Liz) Cedillo-Pereira, 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

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**File #:** 25-3445A

**Item #:** C.

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Off-Street Parking Requirements for Applicable Construction Projects in PD-193 [Emily Liu, Director, Planning & Development Department]

# Memorandum



CITY OF DALLAS

DATE December 1, 2025

TO Honorable Members of the City Council Economic Development Committee: Jesse Moreno (Chair), Paul Ridley (Vice Chair), Lorie Blair, Laura Cadena, Zarin Gracey, Bill Roth, Chad West

SUBJECT Off-Street Parking Requirements for Certain Construction Projects in PD193

Planning and Development staff presented the draft amendment to the Chapter 52, “Administrative Procedures for the Construction Codes” for Off-Street Parking Requirements for Certain Construction Projects in PD193 to the Economic Development Committee on November 4, 2024. A follow-up presentation was provided on October 6, 2025, summarizing the ordinance and incorporating stakeholder feedback received over the past year. Additional stakeholder meetings were held in recent weeks, resulting in further refinements to the proposed ordinance. A summary of all key changes include:

- Revised the definition of Responsible Party by changing “24 hours a day, seven days a week” to “during normal City business hours”.
- Clarified that the ordinance applies to new construction under 605.2.1.
- Revised items 7 and 8 under 605.2.2 Required Information
- Added Section 605.2.3 Duty to keep information up to date.
- Revised Section 605.3 from Responsible Party to Enforcement.
- Removed Section 2.3 under Enforcement.
- Revised Section 605.3 to extend the time to update the parking plan from three days to seven calendar days.
- Removed 605.4 Compliance that included Stop Order.

A copy of the proposed ordinance is attached for your reference. Staff will be available at the November 3 meeting. If you have any questions, please contact Emily Liu, [yu.liu@dallas.gov](mailto:yu.liu@dallas.gov).

Service First, Now!

Robin Bentley,  
Assistant City Manager

c: Kimberly Bazor Tolbert, City Manager  
Tammy Palomino, City Attorney  
Mark Swann, City Auditor  
Billerae Johnson, City Secretary  
Preston Robinson, Administrative Judge  
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Jack Ireland, Chief Financial Officer  
Ahmad Goree, Chief of Staff to the City Manager  
Directors and Assistant Directors

10-28-25

ORDINANCE NO. \_\_\_\_\_

An ordinance amending Chapter 52, “Administrative Procedures for the Construction Codes,” of the Dallas City Code by amending Section 605; providing off-street parking requirements for certain construction projects in PD 193; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That Section 605, “Construction Truck Traffic,” of Subchapter 6, “Construction Site Management,” of Chapter 52, “Administrative Procedures for the Construction Codes,” of the Dallas City Code is amended to read as follows:

**“SECTION 605  
OFF-STREET PARKING FOR CERTAIN CONSTRUCTION SITES IN PD 193 [TRUCK  
TRAFFIC]”**

**605.1 Definitions.** The definitions in Section 102.3 apply to this section. For the purpose of this section:

**PD 193** means Planned Development District No. 193 as described in Article 193 of Chapter 51P of the Dallas City Code.

**RESPONSIBLE PARTY** means a natural person who represents the applicant who may be contacted during normal city business hours to address parking issues in connection with a building permit.

**605.2 Off-street parking plan.**

**605.2.1 General.** An applicant shall provide the building official an off-street parking plan when:

1. the property or the building permit is for construction in PD 193;

2. construction on the property has continued in duration for more than one year, or the estimated time to complete the construction under the building permit is for more than one year; and
3. the property or the building permit is for new construction of more than 200,000 square feet of floor area.

**605.2.2 Required information. An off-street parking plan must contain:**

1. a general site plan designating off-street parking locations for contractors, workers, and visitors;
2. the maximum number of anticipated contractors, workers, and visitors at any one time and number of off-street parking spaces available under the general site plan;
3. a list of approved on- or off-site contractor, worker, and visitor parking lots;
4. identification of mass or public transit mediums;
5. confirmation that the applicant will inform contractors and workers of the approved parking plans;
6. acknowledgement that, except as provided in this section, the off-street parking plan must comply with all local, state, and federal laws and regulations;
7. a memorandum of an agreement with a third party to provide off-street parking;
8. the name, address, and telephone number of a responsible party; and
9. any other reasonable and pertinent information that the building official determines is necessary to the administration and enforcement of this section.

**605.2.3 Duty to keep information up to date.**

1. A parking plan must be updated to reflect the loss of use of any designated parking areas with newly designated parking.
2. The applicant must notify the building official immediately of any change regarding the responsible party or the responsible party's contact information.

**605.2.4 Lot surface and lighting.** Parking provided in accordance with this section is not required to comply with the lot surface and lighting requirements of Section 51A-4.301.

**605.3 Enforcement.**

1. If the building official determines a parking plan needs to be updated, the building official will notify the applicant in writing. The applicant shall provide the building official with an updated parking plan within seven calendar days.
2. The building official may enforce this section by issuing notices and citations to the applicant if the applicant fails to:
  - 2.1. submit an off-street parking plan as required by Section 605.2.1; or
  - 2.2. keep the information in an off-street parking plan up to date as required by Section 605.2.3.

~~[General. A contractor shall limit and regulate construction truck traffic to, from, and around the construction site in accordance with regulations established by the director of transportation relating to the following:~~

1. ~~Truck routes to and from the nearest major thoroughfare.~~
2. ~~Truck ingress, egress, and on-street loading and unloading locations.~~
3. ~~Truck parking or staging locations, including restrictions on the number of vehicles authorized at any given time of day.~~
3. ~~Special restrictions based on vehicle weight, vehicle length, street width, and general traffic requirements as necessary to limit damage to public property and to avoid impeding traffic flow in the general vicinity of the construction site.]”~~

SECTION 2. That a person violating a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 3. That Chapter 52 of the Dallas City Code shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 4. That any act done or right vested or accrued, or any proceeding, suit, or prosecution had or commenced in any action before the amendment or repeal of any ordinance, or part thereof, shall not be affected or impaired by amendment or repeal of any ordinance, or part

**DRAFT DOCUMENT—FOR DISCUSSION PURPOSES ONLY.**

thereof, and shall be treated as still remaining in full force and effect for all intents and purposes as if the amended or repealed ordinance, or part thereof, had remained in force.

SECTION 5. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

SECTION 6. That this ordinance shall take effect on *[30 days after passage in accordance with Texas Local Government Code § 214.218]*, and it is accordingly so ordained.

APPROVED AS TO FORM:

TAMMY L. PALOMINO, City Attorney

By \_\_\_\_\_  
Assistant City Attorney

Passed \_\_\_\_\_



**City of Dallas**

# **Off-Street Parking Requirements for Applicable Construction Projects in PD-193**

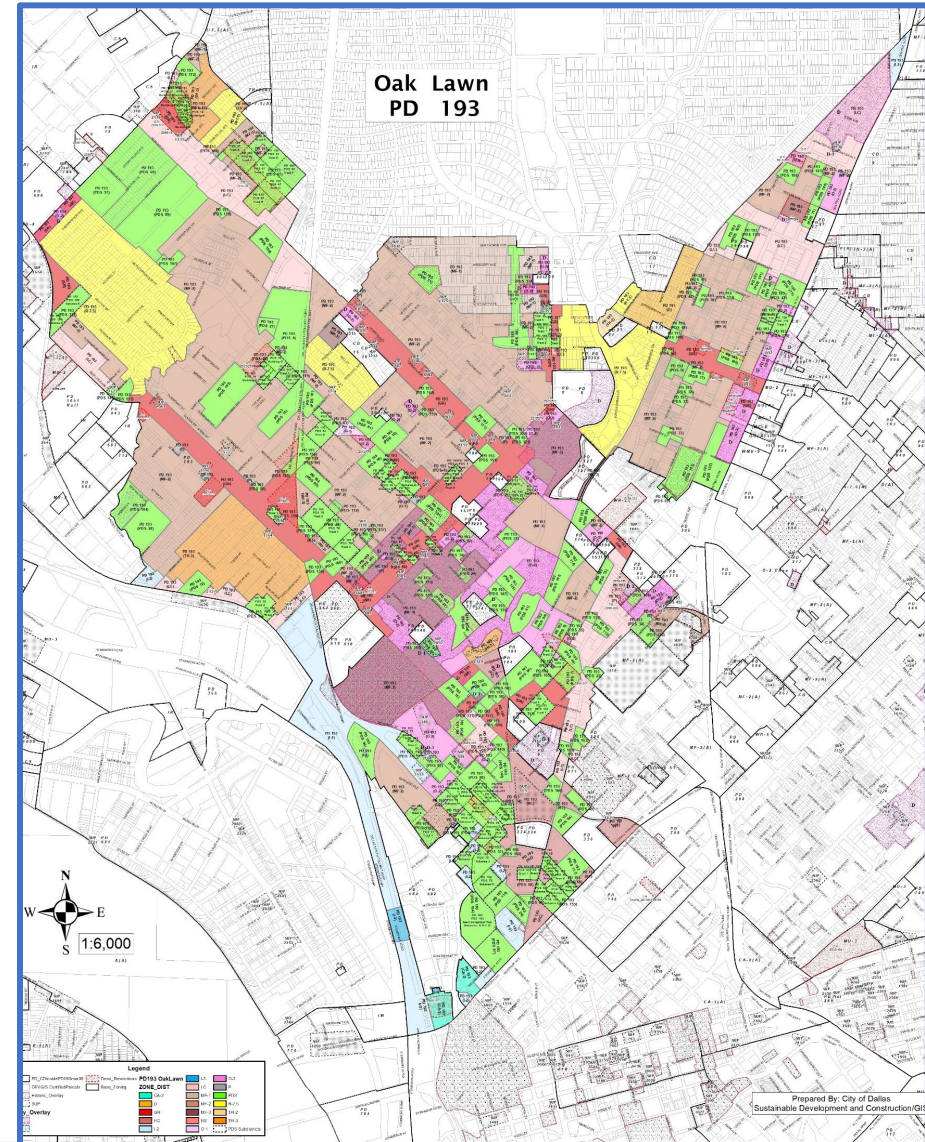
**Economic Development Committee  
December 1, 2025**

Emily Liu, FAICP, Director  
Sam Eskander, Deputy Director  
Planning & Development Department  
City of Dallas

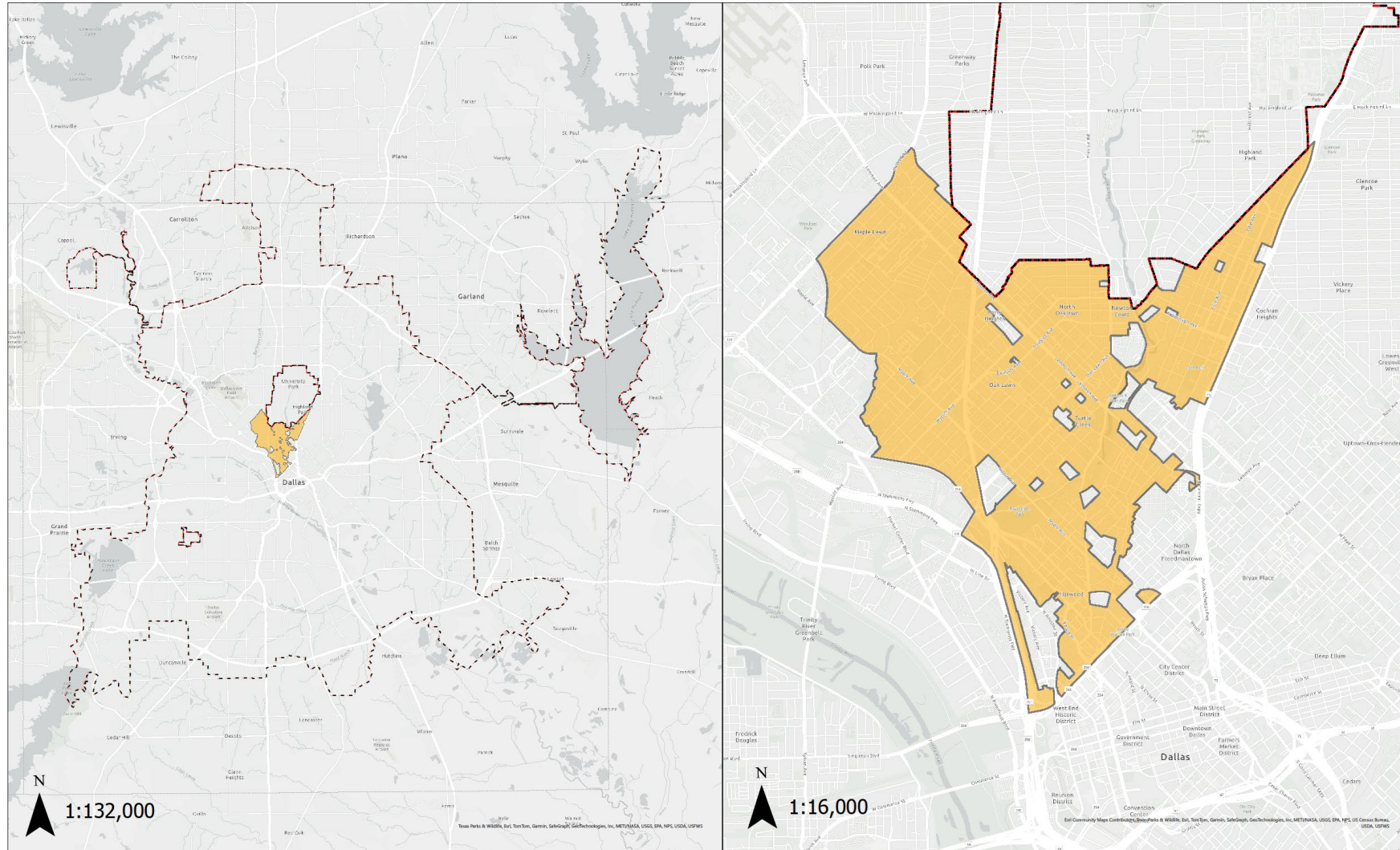
# Overview



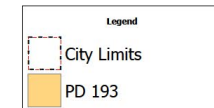
- Origin of the Request
- Background
- Key Ordinance Provisions
- Points for Consideration



# Location Map



Planned Development District 193



Created on 10/16/2023 by RW-GIS



# Origin of the Request



- Complaints from Council office about contractors taking up on-street/metered parking in PD-193
- Parking Enforcement efforts viewed as limited
- Council office recommended requiring off-street parking plans to be reviewed and approved during construction permitting stage



# Background



- First briefed: November 2024 Economic Development Committee
- Feedback from development community: feasibility & enforcement concerns
- Ordinance revised in May 2025
  - Narrowed scope, adjusted requirements



# Background



- Follow-up presentation provided on October 6, 2025
- Additional stakeholder meetings held in October of 2025
- Further refinements made to proposed ordinance



# Recent Updates



- Clarified that the ordinance applies to new construction
- Agreement with 3rd party to be in memorandum format
- Extend the time to update the parking plan from three days to seven calendar days
- Removed Section 2.3 under Enforcement



# Key Ordinance Provisions



## Parking Plan Required If:

- New project is in PD 193
- Construction exceeds 1 year (or expected to)
- Project > 200,000 sq. ft.

## Plan Must Include:

- Site plan of parking for workers/visitors
- Number of anticipated workers vs. spaces
- List of approved parking lots (on/off-site)
- Responsible party contact info
- Transit options and compliance statement



# Points for Consideration



## Pros

- Addresses community complaints
- Improves accountability
- Protects nearby parking for businesses/residents

## Cons

- Adds cost/administrative burden to applicants and staff
- May slow project delivery





## Request for Committee Policy Direction:

- Advance the draft ordinance for City Council consideration
- Direct further refinement of the draft ordinance
- Table the draft ordinance for future considerations





**City of Dallas**

# **Off-Street Parking Requirements for Applicable Construction Projects in PD-193**

**Economic Development Committee  
November 3, 2025**

Emily Liu, FAICP, Director  
Sam Eskander, Deputy Director  
Planning & Development Department  
City of Dallas



# City of Dallas

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

## Agenda Information Sheet

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**File #:** 25-3446A

**Item #:** D.

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Upcoming Agenda Item: Authorize (1) the establishment of a City Council District 7 Exterior Improvement Grant Program for Commercial Properties in accordance with the Program Statement (Exhibit A) for grants of up to \$50,000 to eligible small businesses in Dallas to support building façade improvements and other exterior capital improvements to commercial properties in City Council District 7; and (2) the allocation of \$796,875.00 in funds from ECO (I) Fund (2017 General Obligation Bond Fund) for the District 7 Exterior Improvement Grant Program for Commercial Properties [Kevin Spath, Director, Office of Economic Development]

# Memorandum



CITY OF DALLAS

DATE December 1, 2025

TO Honorable Members of the City Council Economic Development Committee: Jesse Moreno (Chair), Paul Ridley (Vice Chair), Lorie Blair, Laura Cadena, Zarin Gracey, Bill Roth, Chad West

SUBJECT **Upcoming Agenda Item: Authorize (1) the establishment of a City Council District 7 Exterior Improvement Grant Program for Commercial Properties in accordance with the Program Statement (Exhibit A) for grants of up to \$50,000 to eligible small businesses in Dallas to support building façade improvements and other exterior capital improvements to commercial properties in City Council District 7; and (2) the allocation of \$796,875.00 in funds from ECO (I) Fund (2017 General Obligation Bond Fund) for the District 7 Exterior Improvement Grant Program for Commercial Properties**

On December 10, 2025, the City Council will consider an agenda item to authorize (1) the establishment of a City Council District 7 Exterior Improvement Grant Program for Commercial Properties in accordance with the Program Statement (**Exhibit A**) for grants of up to \$50,000 to eligible small businesses in Dallas to support building façade improvements and other exterior capital improvements to commercial properties in City Council District 7; and (2) the allocation of \$796,875.00 in funds from ECO (I) Fund (2017 General Obligation Bond Fund) for the District 7 Exterior Improvement Grant Program for Commercial Properties.

The City of Dallas Economic Development Incentive Policy adopted by City Council on January 25, 2023, by Resolution No. 23-0220, and amended by Resolution No. 25-0162 on January 22, 2025, authorizes the establishment of City Council District-specific Small Business Programs (Section 3.2). This section of the Incentive Policy enables City Council members to create targeted small business programs to enhance small business opportunities in specific parts or the entirety of one or more City Council Districts, provided they have identified discretionary funds to support such a program. Upon City Council approval of a program statement, the program becomes part of the City's Economic Development Incentive Policy.

City Council member Adam Bazaldua (District 7) has identified \$796,875.00 in discretionary funds from 2017 Proposition I (ECO) bond funds to be used to support the creation and implementation of an Exterior Improvement Grant Program for Commercial Properties. The intent of the program is to provide City grant funding for permanent capital improvements to commercial properties that enhance economic vitality, increase taxable property values, and stimulate private investment within Council District 7 to support small business development.

DATE December 1, 2025

SUBJECT **Upcoming Agenda Item: Upcoming Agenda Item: Authorize (1) the establishment of a City Council District 7 Exterior Improvement Grant Program for Commercial Properties in accordance with the Program Statement (Exhibit A) for grants of up to \$50,000 to eligible small businesses in Dallas to support building façade improvements and other exterior capital improvements to commercial properties in City Council District 7; and (2) the allocation of \$796,875.00 in funds from ECO (I) Fund (2017 General Obligation Bond Fund) for the District 7 Exterior Improvement Grant Program for Commercial Properties**

PAGE **Page 2 of 3**

Projects may include building façade improvements, hardscape site improvements, streetscape improvements, and building envelope/energy efficiency improvements. Only permanent capital improvements are allowed; routine maintenance and repairs are not permitted. Eligible Capital Expenditures are defined as the costs of acquiring, constructing, or producing permanent structural alterations or additions to tangible real property that materially enhance its value, adapt it to new or improved uses, or extend its useful life.

City funding will be provided on a reimbursement basis, and the percentage of City participation will depend on the project size as follows:

- Projects under \$25,000: 20% investment from the property owner and 80% from the City
- Projects between \$25,001 and \$50,000: 30% investment from the property owner and 70% from the City
- Projects between \$50,001 and \$100,000: 50% investment from the property owner and 50% from the City. Total project cost is not to exceed \$100,000.

All projects must comply with the Program Statement (attached as **Exhibit A**), be submitted by or with the consent of the property owner, and be located in City Council District 7, including adjacent streets where both sides of a street are not located within City Council District 7.

The Office of Economic Development will administer this program. Complete applications will be considered in the order they are received, and the application will be available beginning December 15, 2025. Funds will be available until expended, and applications will be processed on a first-come, first-serve basis upon receipt of a complete application. Incomplete applications will be returned to the applicant with an opportunity for resubmittal. All funding awards will be deployed as grant agreements executed by the City Manager through an Administrative Action.

Should you have any questions or require any additional information, please contact me or Heather Lepeska, Deputy Director, Office of Economic Development at [heather.lepeska@dallas.gov](mailto:heather.lepeska@dallas.gov) or (214) 670-1222.

Service First, Now!

Robin Bentley,  
Assistant City Manager

DATE December 1, 2025

SUBJECT **Upcoming Agenda Item: Upcoming Agenda Item: Authorize (1) the establishment of a City Council District 7 Exterior Improvement Grant Program for Commercial Properties in accordance with the Program Statement (Exhibit A) for grants of up to \$50,000 to eligible small businesses in Dallas to support building façade improvements and other exterior capital improvements to commercial properties in City Council District 7; and (2) the allocation of \$796,875.00 in funds from ECO (I) Fund (2017 General Obligation Bond Fund) for the District 7 Exterior Improvement Grant Program for Commercial Properties**

PAGE **Page 3 of 3**

c: Kimberly Bizer Tolbert, City Manager  
Tammy Palomino, City Attorney  
Mark Swann, City Auditor  
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Preston Robinson, Administrative Judge  
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Robin Bentley, Assistant City Manager  
Jack Ireland, Chief Financial Officer  
Ahmad Goree, Chief of Staff to the City Manager  
Directors and Assistant Directors

**EXHIBIT A**  
**CITY COUNCIL DISTRICT 7**  
**EXTERIOR IMPROVEMENT GRANT PROGRAM**  
**FOR COMMERCIAL PROPERTIES**

**PROGRAM STATEMENT**

**PURPOSE**

The City Council hereby adopts and establishes the City Council District 7 Exterior Improvement Grant Program for Commercial Properties ("Program") pursuant to Texas Local Government Code Chapter 380 and Proposition I of the City's 2017 Bond Program, which authorized the use of bond proceeds for projects that promote local economic development and stimulate business and commercial activity in the City. The purpose of the Program is to provide grants ("Grant Funds") for permanent capital improvements to commercial properties that enhance economic vitality, increase taxable property values, and stimulate private investment within Council District 7 ("District 7"). The City Council expressly finds that this Program directly promotes economic development and serves a valid public purpose consistent with Proposition I's authorizing language and the City of Dallas Economic Development Incentive Policy Section 3.2 (City Council District-specific Small Business Programs). For purposes of this Program Statement, the term "District 7" means the geographical boundaries of City Council District 7, including adjacent streets where both sides of a street are not located within the Council District. The Program shall be administered by the City's Office of Economic Development, which shall ensure compliance with all bond, statutory, and audit requirements.

**FUNDING**

The Program's initial funding shall be \$796,875.00 in 2017 general obligation bond funds from Proposition I (specifically allocated to City Council District 7), which authorized bonds for "the purpose of providing funds for promoting economic development throughout the city" and "through the city's programs for economic development and housing including [...] making grants of bond proceeds and otherwise providing assistance for private commercial, industrial, retail, residential and mixed-use development, neighborhood revitalization projects, and mixed income development." Accordingly, all Grant Funds using 2017 general obligation bond funds must comply with the City's 2017 Capital Bond Program, Texas Local Government Code Chapter 380, all applicable City policies and ordinances, state law, and all federal requirements, including the Internal Revenue Code, U.S. Treasury regulations, and other applicable laws, rulings, and guidance.

## **SMALL BUSINESS DEVELOPMENT**

An applicant located in District 7 that receives Grant Funds must use it for eligible exterior capital expenditures to stimulate business growth and commercial activity in Dallas, such as building façade improvements, hardscape improvements, streetscape improvements, and building envelope/energy efficiency improvements. Expenses related to routine maintenance and repairs are not permitted.

### **Eligible Participants**

To be eligible to receive Grant Funds, an entity must apply and qualify for economic development grant funding under the Program authorized by the current City of Dallas Economic Development Incentive Policy as administered by the Office of Economic Development.

Grant Funds shall not be awarded to a business that requires a sexually oriented business license under Chapter 41A of the Dallas City Code, or a liquor store, a pawn shop, a body piercing studio, or a tattoo studio as those terms are defined by the Dallas Development Code.

Grant Funds shall not be awarded to a business that has outstanding City liens or tax liens, that is party to a lawsuit against the City, that has filed for bankruptcy in the previous 5 years, that is currently in default under any other agreement with the City, or that has, in the previous 5 years, been party to a contract with the City that was terminated due to default. All expenditures for services will be subject to state and local procurement laws.

Applicants may be property owners or tenants; however, if the applicant is a tenant, the property owner must also sign the Program application.

### **Eligible Expenses**

An entity that receives Grant Funds must use the funds solely for eligible permanent capital expenditures (as defined for tax purposes) that: (1) directly stimulate business and commercial activity and/or (2) increase taxable real property value within Dallas ("Eligible Capital Expenditures"). Eligible Capital Expenditures are defined as the costs of acquiring, constructing, or producing permanent structural alterations or additions to tangible real property that materially enhance its value, adapt it to new or improved uses, or extend its useful life. All funded improvements must qualify as capital expenditures under applicable federal tax law and Proposition I bond requirements. Routine maintenance, repairs, temporary enhancements, or cosmetic upgrades that do not constitute permanent capital improvements are not eligible. Each proposed expenditure must also comply with Dallas Development Code and other applicable City, state, and federal laws.

Examples of Eligible Capital Expenditures include but are not limited to:

- Permanent façade improvements and enhancements such as masonry, siding, windows, doors, and lighting fixtures permanently affixed to the building. Stand-alone painting or signage replacement not part of a broader renovation is not eligible.

- Hardscape site improvements such as new or replacement fencing, full parking lot reconstruction or resurfacing. Routine patching or restriping alone is not eligible.
- Permanent art installations or murals affixed to real property and intended to remain for the useful life of the structure.
- Streetscape/site improvements including sidewalks, lighting, and integrated landscaping that form part of a capital project.
- Tree planting only when part of a larger permanent infrastructure or redevelopment project.
- Beautification and accessibility improvements such as benches, trash receptacles, and bike racks when permanently affixed as part of a capital project.
- American with Disabilities Act of 1990 (ADA) Improvements
- Environmental efficiency/building envelope improvements (green roofs, energy efficient windows and lighting, integrating renewable energy sources)

**Award Size and Matching Requirements**

The maximum award under the program is \$50,000. All City awards will be paid on a reimbursable basis and require a private funding match as further described below:

<b>Project Size</b>	<b>Private Funding</b>	<b>City Funding</b>
0-\$25,000	20%	80%
\$25,001-\$50,000	30%	70%
\$50,001-\$100,000	50%	50%

**Application and Award**

The Program application will be available on the Office of Economic Development website on or after December 15, 2025. Funds will be available until expended, and applications will be processed on a first-come, first-serve basis upon receipt of a complete application. Incomplete applications will be returned to the applicant with an opportunity for resubmittal. All awards will be deployed as grant agreements executed by the City Manager through an Administrative Action.

**Post-Award Requirements**

Grant Funds recipients must document code compliance, maintenance of improvements, and other requirements as specified by an executed grant agreement for the compliance term as defined by the grant agreement.

**AUDIT, COMPLIANCE, AND CLAWBACK REQUIREMENTS**

## **Documentation and Recordkeeping**

Each recipient of Grant Funds (“Participant”) shall maintain complete and accurate records demonstrating that all expenditures are used solely for eligible capital improvements consistent with this Program, Proposition I bond purposes, and Chapter 380 of the Texas Local Government Code. Such records must include invoices, contracts, construction documentation, payment evidence, permits, photographs, and any other supporting materials sufficient to verify the capital nature, scope, and location of the improvements.

## **Transparency and Audit Access**

Participants shall make all project and expenditure records available to the City, its auditors, the City’s bond counsel, and any state or federal agency upon request for verification of compliance with applicable laws, tax regulations, and bond requirements. The City may conduct random or targeted audits of any Participant to ensure compliance.

## **Certification of Use of Funds**

Upon project completion, each Participant must submit a Project Completion Report certifying that all Grant Funds were expended for eligible capital improvements as defined by this Program and attaching supporting documentation. The Office of Economic Development shall review and approve the report prior to final reimbursement or project closeout.

## **Default and Repayment**

A Participant shall be deemed in default if it:

- Uses funds for ineligible or non-capital purposes;
- Fails to complete the approved improvements;
- Fails to maintain improvements during the compliance term;
- Misrepresents information in its application or reports; or
- Otherwise violates any term of its executed grant agreement.

In the event of default, the City may terminate the grant, require repayment of all or a portion of funds disbursed, and/or pursue any other remedy available under law or contract.

## **Clawback Provision**

If, at any time during the compliance term, the City determines that the Participant has violated program terms or that the project no longer serves the public purpose or economic development objectives identified under Proposition I, the City may recapture and recover all Grant Funds previously awarded (“Clawback”), together with any applicable interest or penalties as provided by the grant agreement.

**Retention and Audit Period**

All records and documentation must be retained by the Participant for at least five (5) years after the expiration of the grant agreement or final audit, whichever is later. The City reserves the right to conduct compliance reviews or audits during this period.