

MINUTES OF THE CITY COUNCIL COMMITTEE  
MONDAY, MAY 4, 2026

26-0013

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

PRESENT: [6] Moreno, Ridley, West, Cadena, Blair, Roth

ABSENT: [1] \*Gracey

The meeting was called to order at 1:07 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.

After all business properly brought before the city council had been considered, the meeting adjourned at 3:01 p.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.

**\*Note: "Only members of the committee who are physically present at the location specified in the posted meeting notice or are appearing by videoconference due to official city business at the direction of the city council, will be considered to be in attendance at the meeting," per Resolution 25-1385.**

MINUTES OF THE CITY COUNCIL COMMITTEE  
MONDAY, MAY 4, 2026

EXHIBIT A

**RECEIVED**

2026 APR 28 PM 4:55

**CITY SECRETARY  
DALLAS, TEXAS**

**City of Dallas**

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

*Public Notice*

260408

POSTED CITY SECRETARY  
DALLAS, TX



**Economic Development Committee**

**May 4, 2026**

**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:

### Call to Order

### MINUTES

1. [26-1473A](#) Approval of April 6, 2026, Economic Development Committee Meeting Minutes

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

### BRIEFING ITEMS AND ACTION ITEMS

- A. [26-1474A](#) Opportunity Zones 2.0 [Heather Lepaska Deputy Director, Office of Economic Development]

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

### BRIEFING MEMOS AND POTENTIAL ACTION ITEMS

- B. [26-1476A](#) Upcoming Agenda Items: Authorize (A) an amendment of the Project Plan and Reinvestment Zone Financing Plan (“Plan”) for Tax Increment Reinvestment Zone Number Eighteen, the Maple/Mockingbird Tax Increment Financing (“TIF”) District (“Zone”) to: (1) increase the geographic area of the Zone by approximately 9.3 acres to add the property currently addressed as 1545 West Mockingbird Lane; (2) make corresponding modifications to the Zone’s boundary and Plan; and (3) include findings that (a) vacant and underutilized property in the proposed expansion area substantially arrests or impairs the sound growth of the City, (b) development or redevelopment in the proposed expansion area will likely not occur solely through private investment in the foreseeable future, and (c) inclusion of the proposed expansion area will have an overall benefit to, and further the purposes of, the Zone; and, at the close of the public hearing on May 27, 2026, consider an ordinance amending Ordinance No. 27689, previously approved on September 23, 2009, as amended, and (B) a tax increment financing (“TIF”) development agreement and all other necessary documents (“Agreement”) with Mockingbird Owner LP, a Texas limited partnership, and/or its affiliates (“Developer”) in an amount not to exceed \$29,000,000 (“TIF Subsidy”), payable from existing and future Maple/Mockingbird TIF District funds, in consideration of the Oak Park Mixed-Use and Mixed-Income Development Project (“Project”) on approximately 5.9 acres currently addressed as 1545 West Mockingbird Lane (“Property”), in accordance with the Economic Development Incentive Policy [Tamara Leak, Deputy Director and Urban Core Initiatives Officer, Office of Economic Development]

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

- C. [26-1530A](#) Upcoming Agenda Item: Authorize a Chapter 380 Economic Development Agreement and all other necessary documents (“Agreement”) with Veterans Community Project and/or its affiliates (“Developer”) for the Veterans Community Project Village (“Project”), including the conveyance (fee simple estate) of approximately 7.33 acres of City-owned real property located west of S. Lancaster Road, south of Mentor Avenue, and east of Denley Drive (“Property”) in consideration of the development and operation of a transitional housing community for veterans experiencing homelessness, consisting of small residential units, a community center, and on-site supportive services, in accordance with the Economic Development Incentive Policy [Heather Lepeska, Deputy Director, Office of Economic Development]

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

- D. [26-1478A](#) Authorization of public hearing to amend the Dallas Development Code in response to SB 15 with consideration of implementing design standards for small lot developments and amendments to the subdivision; uses permitted: yard, lot, and space: design standards: and any other associated regulations. [Andreea Udrea, Deputy Director, Planning and Development Department]

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

- E. [26-1532A](#) Update on Call for Concepts for City Hall [Robin Bentley, Assistant City Manager, City Manager's Office]

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

- F. [26-1475A](#) Quarterly Update: Economic Development Incentives Awarded via Administrative Action [Kevin Spath, Director, Office of Economic Development]

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

- G. [26-1477A](#) Dallas Business Journal's 2026 Best Real Estate Deals [Kevin Spath, Director, Office of Economic Development]

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

## **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, MAY 4, 2026

EXHIBIT B

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

MAY 4, 2026

Item 1: Approval of April 6, 2026, Economic Development Committee Meeting Minutes

Councilmember West moved to adopt the minutes as presented.

Motion seconded by Councilmember Ridley and unanimously adopted. (Gracey absent)

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

MAY 4, 2026

BRIEFING ITEMS AND ACTION ITEMS

Item A: Opportunity Zones 2.0

The following individuals addressed the committee on the item:

- Kevin Spath, Director, Office of Economic Development; and
- Heather Lepaska, Deputy Director, Office of Economic Development

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

MAY 4, 2026

BRIEFING MEMOS AND POTENTIAL ACTION ITEMS

Item B: Upcoming Agenda Items: Authorize (A) an amendment of the Project Plan and Reinvestment Zone Financing Plan (“Plan”) for Tax Increment Reinvestment Zone Number Eighteen, the Maple/Mockingbird Tax Increment Financing (“TIF”) District (“Zone”) to: (1) increase the geographic area of the Zone by approximately 9.3 acres to add the property currently addressed as 1545 West Mockingbird Lane; (2) make corresponding modifications to the Zone’s boundary and Plan; and (3) include findings that (a) vacant and underutilized property in the proposed expansion area substantially arrests or impairs the sound growth of the City, (b) development or redevelopment in the proposed expansion area will likely not occur solely through private investment in the foreseeable future, and (c) inclusion of the proposed expansion area will have an overall benefit to, and further the purposes of, the Zone; and, at the close of the public hearing on May 27, 2026, consider an ordinance amending Ordinance No. 27689, previously approved on September 23, 2009, as amended, and (B) a tax increment financing (“TIF”) development agreement and all other necessary documents (“Agreement”) with Mockingbird Owner LP, a Texas limited partnership, and/or its affiliates (“Developer”) in an amount not to exceed \$29,000,000 (“TIF Subsidy”), payable from existing and future Maple/Mockingbird TIF District funds, in consideration of the Oak Park Mixed-Use and Mixed-Income Development Project (“Project”) on approximately 5.9 acres currently addressed as 1545 West Mockingbird Lane (“Property”), in accordance with the Economic Development Incentive Policy

Item C: Upcoming Agenda Item: Authorize a Chapter 380 Economic Development Agreement and all other necessary documents (“Agreement”) with Veterans Community Project and/or its affiliates (“Developer”) for the Veterans Community Project Village (“Project”), including the conveyance (fee simple estate) of approximately 7.33 acres of City-owned real property located west of S. Lancaster Road, south of Mentor Avenue, and east of Denley Drive (“Property”) in consideration of the development and operation of a transitional housing community for veterans experiencing homelessness, consisting of small residential units, a community center, and on-site supportive services, in accordance with the Economic Development Incentive Policy

Item D: Authorization of public hearing to amend the Dallas Development Code in response to SB 15 with consideration of implementing design standards for small lot developments and amendments to the subdivision; uses permitted: yard, lot, and space; design standards: and any other associated regulations.

Councilmember Ridley moved to forward item D to the full city council with the committee recommendation of approval.

Motion seconded by Councilmember Blair and unanimously adopted. (Gracey absent)

Item E: Update on Call for Concepts for City Hall

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

MAY 4, 2026

BRIEFING MEMOS AND POTENTIAL ACTION ITEMS (cont.)

Item F: Quarterly Update: Economic Development Incentives Awarded via Administrative Action

Item G: Dallas Business Journal's 2026 Best Real Estate Deals

The committee discussed the items.

MINUTES OF THE CITY COUNCIL COMMITTEE  
MONDAY, MAY 4, 2026

EXHIBIT C