

**DRAFT**

## **City of Dallas**

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



## **COUNCIL AGENDA**

**January 28, 2026  
9:00 AM**

(For General Information and Rules of Courtesy, Please See Opposite Side.)  
(La Información General Y Reglas De Cortesía Que Deben Observarse  
Durante Las Asambleas Del Consejo Municipal Aparecen En El Lado Opuesto, Favor De Leerlas.)

## General Information

The Dallas City Council regularly meets on Wednesdays beginning at 9:00 a.m. in the Council Chambers, 6th floor, City Hall, 1500 Marilla. Council agenda meetings are broadcast live on [bit.ly/cityofdallasty](http://bit.ly/cityofdallasty) and on Time Warner City Cable Channel 16. Briefing meetings are held the first and third Wednesdays of each month. Council agenda (voting) meetings are held on the second and fourth Wednesdays. Anyone wishing to speak at a meeting should sign up with the City Secretary's Office by calling (214) 670-3738 by 5:00 p.m. of the last regular business day preceding the meeting. Citizens can find out the name of their representative and their voting district by calling the City Secretary's Office.

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.

## Información General

El Ayuntamiento de la Ciudad de Dallas se reúne regularmente los miércoles en la Cámara del Ayuntamiento en el sexto piso de la Alcaldía, 1500 Marilla, a las 9 de la mañana. Las reuniones informativas se llevan a cabo el primer y tercer miércoles del mes. Estas audiencias se transmiten en vivo por la [bit.ly/cityofdallasty](http://bit.ly/cityofdallasty) y por cablevisión en la estación Time Warner City Cable Canal 16. El Ayuntamiento Municipal se reúne en el segundo y cuarto miércoles del mes para tratar asuntos presentados de manera oficial en la agenda para su aprobación. Toda persona que desee hablar durante la asamblea del Ayuntamiento, debe inscribirse llamando a la Secretaría Municipal al teléfono (214) 670-3738, antes de las 5:00 pm del último día hábil anterior a la reunión. Para enterarse del nombre de su representante en el Ayuntamiento Municipal y el distrito donde usted puede votar, favor de llamar a la Secretaría Municipal.

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:

- 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, impudent, 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

"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 impudentes, utilice vocabulario obsceno o difamatorio, o que al dirigirse al Ayuntamiento lo haga en forma escandalosa, o si causa disturbio durante la asamblea del

# DRAFT

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.

Ayuntamiento Municipal se la 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 precisara al oficial que este presidiendo la sesión a tomar acción." Según la sección 3.3 (c) de las reglas de procedimientos del Ayuntamiento.

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## 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."*

**AGENDA**  
**CITY COUNCIL MEETING**  
**WEDNESDAY, JANUARY 28, 2026**  
**ORDER OF BUSINESS**

The City Council meeting will be held by videoconference and in the Council Chambers, 6th Floor at City Hall. Individuals who wish to speak in accordance with the City Council Rules of Procedure must sign up with the [City Secretary's Office](#).

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

The following videoconference link is available to the public to listen to the meeting and Office of Communications & Customer Experience/311 will also stream the City Council meeting on Spectrum Cable Channel 16 and [bit.ly/cityofdallastv](http://bit.ly/cityofdallastv):

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=mc289899cf820be5280eda89aab4bc7bb>

Public hearings will not be heard before 1:00 p.m.

**INVOCATION AND PLEDGE OF ALLEGIANCE**

**OPEN MICROPHONE**

|                                     |             |
|-------------------------------------|-------------|
| MINUTES                             | Item 1      |
| CONSENT AGENDA                      | Items 2-30  |
| ITEMS FOR INDIVIDUAL CONSIDERATION  | Items 31-32 |
| ZONING                              | Items Z1-Z8 |
| PUBLIC HEARINGS AND RELATED ACTIONS | Item PH1    |

NOTE: A revised order of business may be posted prior to the date of the council meeting if necessary.

Invocation and Pledge of Allegiance

Agenda Item/Open Microphone Speakers

## **VOTING AGENDA**

1. [26-142A](#)

Approval of Minutes of the January 14, 2026 City Council Meeting

## **CONSENT AGENDA**

### **SAFE**

#### **Dallas Police Department**

2. 26-120A

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

3. [26-121A](#)

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

#### **Park & Recreation Department**

4. [26-261A](#)

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

5. [26-118A](#) Authorize a thirty-year Interlocal Agreement with the Dallas Independent School District for the joint development, operation, use, and maintenance of the Nolan Estes indoor and outdoor athletic campus - Financing: This action has no cost consideration to the City (see Fiscal Information)
6. [26-15A](#) Authorize a maintenance and use agreement with Southern Gateway Public Green Foundation for the maintenance, operation, and use of Halperin Park located between South Marsalis Avenue and South Ewing Avenue - Financing: This action has no cost consideration to the City (see Fiscal Information)
7. [26-264A](#) Authorize a construction services contract with SCI Construction, Ltd., best value proposer of nineteen, for the construction of the Forest Audelia Recreation Center Project, located at 9759 Forest Lane - Not to exceed \$4,010,000.00 - Financing: Capital Gift Donation & Development Fund
8. 26-266A Authorize Supplemental Agreement No. 2 to increase the professional services contract with Freese and Nichols, Inc. to provide engineering design for the detailed design, design development, construction documents, bidding and negotiation, and construction administration for the White Rock Lake Dredging Project, located at White Rock Lake, in an amount not to exceed \$347,500.00, increasing the contract amount from \$1,024,950.00 to \$1,372,450.00 - Not to exceed \$347,500.00 - Financing: USACE White Rock Lake EI Design Assistance Grant Fund (\$231,666.67), and Park and Recreation Facilities (B) Fund (\$115,833.33)

## GROWING

### Office of Economic Development

9. [26-160A](#) Authorize a tax increment financing ("TIF") development and a Chapter 380 grant agreement ("Agreement") with Southern Gateway Public Green Foundation ("Developer" of "SGPGF") in a total amount not to exceed \$8,000,000.00, including up to \$6,964,198.00 from the Oak Cliff Gateway TIF District ("TIF Subsidy") and an economic development grant of \$1,035,802.00 ("Grant") from the 2012 General Obligation Bond Program, in consideration of the Phase I Plaza Area Project at Halperin Park ("Project"), in accordance with the Economic Development Incentive Policy - Total not to exceed \$8,000,000.00 - Financing: Oak Cliff Gateway TIF District Fund (\$6,964,198.00) (subject to annual appropriations from tax increments) and Economic Development & Housing Development Fund (2012 General Obligation Bond Fund) (\$1,035,802.00)

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

## SUSTAINABLE

### Dallas Water Utilities Department

10. [26-134A](#) Authorize an increase in the construction services contract with Camino Construction, L.P., for additional work associated with water and wastewater main improvements at 17 locations (list attached to the Agenda Information Sheet) - Not to exceed \$880,000.00, from \$21,319,817.00 to \$22,199,817.00 - Financing: Water Construction Fund (\$415,000.00) and Wastewater Construction Fund (\$465,000.00)

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

**Department of Transportation and Public Works**

11. [26-129A](#) An ordinance amending Chapter 28, "Motor Vehicles and Traffic," of the Dallas City Code by amending Sections 28-44, 28-50, and 28-60 **(1)** designating speed regulations on streets other than expressways and freeways; **(2)** speed limits and one-way streets in school zones; **(3)** designating one-way streets and alleys; **(4)** providing a penalty not to exceed \$200.00; **(5)** providing a savings clause; **(6)** providing a severability clause; and **(7)** providing an effective date - Financing: This action has no cost consideration to the City (see Fiscal Information)

**\*In alignment with Thoroughfare Plan.**

12. [26-131A](#) Authorize **(1)** an agreement with the Texas Department of Transportation (TxDOT) for a U.S. Department of Transportation Federal Highway Administration (FHWA) federal-aid project (Agreement No. CSJ 0581-01-183, Assistance Listing No. 20.205), in the amount of \$699,491.80 to provide cost reimbursement for material and labor incurred by the City related to the construction of traffic signals at the following intersections: East (E.) Ledbetter Drive and Corrigan Drive; South (S.) Great Trinity Forest Way and Haas Drive; S. Great Trinity Forest Way and Longacre Lane; S. Great Trinity Forest Way and S. Murdeaux Lane; S. Great Trinity Forest Way and Stoneport Drive; Horizon Drive and E. Ledbetter Drive; and Mystic Trail and E. Ledbetter Drive, and retiming of directly impacted signals in the area related to the construction; **(2)** the establishment of appropriations in the amount of \$699,491.80 in the TxDOT Traffic Signal Reimbursement FHWA Seven Locations Great Trinity Forest Way Fund; **(3)** the receipt and deposit of funds in the amount of \$699,491.80 in the TxDOT Traffic Signal Reimbursement FHWA Seven Locations Great Trinity Forest Way Fund; and **(4)** execution of the agreement and all terms, conditions, and documents required by the agreement - Total amount of \$699,491.80 - Financing: TxDOT Traffic Signal Reimbursement FHWA Seven Locations Great Trinity Forest Way Fund

**\*In alignment with Capital Improvement Program.**

13. [26-130A](#) Authorize (1) an agreement with the Texas Department of Transportation (TxDOT) for a U.S. Department of Transportation Federal Highway Administration (FHWA) federal-aid project (Agreement No. CSJ 0581-01-184, Assistance Listing No. 20.205), in the amount of \$394,216.90 to provide cost reimbursement for material and labor incurred by the City related to the construction of traffic signals at the following intersections: Dell Garden Avenue and Buckner Boulevard; Maddox Street and Buckner Boulevard; Rosemont Road and Buckner Boulevard; and Hillburn Drive and South Great Trinity Forest Way, and retiming of directly impacted signals in the area related to the construction; (2) the establishment of appropriations in the amount of \$394,216.90 in the TxDOT Traffic Signal Reimbursement FHWA Four Locations Buckner Fund; (3) the receipt and deposit of funds in the amount of \$394,216.90 in the TxDOT Traffic Signal Reimbursement FHWA Four Locations Buckner Fund; and (4) execution of the agreement and all terms, conditions, and documents required by the agreement - Total amount of \$394,216.90 - Financing: TxDOT Traffic Signal Reimbursement FHWA Four Locations Buckner Fund

**\*In alignment with Vision Zero Plan.**

14. [26-89A](#) Authorize (1) the adoption of a revised Public Transportation Agency Safety Plan for the Dallas Streetcar System; and (2) the City Manager to sign the revised Public Transportation Agency Safety Plan - Financing: This action has no cost consideration to the City (see Fiscal Information)

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

15. [26-90A](#) Authorize an increase in the construction services contract with HQS Construction, LLC to compensate the contractor for additional work required by the Texas Department of Transportation (TxDOT), 12 months of additional traffic control maintained during TxDOT's signal work at the Highland Road and Ferguson Road intersection and remobilization necessary to complete the construction of Streetscape/Urban Design Group 17-7006 - Not to exceed \$319,746.44, from \$2,642,465.00 to \$2,962,211.44 - Financing: Street and Transportation (A) Fund (2017 General Obligation Bond Fund) (\$281,533.94), Equity Revitalization Capital Fund (\$38,212.50)

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

16. [26-262A](#) Authorize a professional engineering services contract with Jacobs Engineering Group, Inc., the most highly qualified proposer to provide engineering services for the Harry Hines Boulevard from Southeast of Medical District Drive to Southeast of Inwood Road project - Not to exceed \$2,999,160.00 - Financing: Street and Transportation (A) Fund (2017 General Obligation Bond Fund)

**\*In alignment with Bond Implementation Program.**

#### **Office of Bond and Construction Management**

17. [26-65A](#) Authorize a Construction Manager at Risk Agreement with Swinerton Builders, best value proposer of two, for pre-construction and construction services for a new Dallas Police Department Law Enforcement Training Center on the University of North Texas at Dallas located at 7300 University Hills Boulevard to provide (1) pre-construction services for the Project for a fee in an amount not to exceed \$150,000.00; and (2) construction management services for a fee at a rate of one and eight hundred fifty-six one hundredths percent of the cost of work included as part of the total guaranteed maximum price within the total construction budget of \$150,000,000.00 - Not to exceed \$150,000.00 - Financing: Public Safety Facilities (F) Fund (2024 General Obligation Bond Fund)

**\*In alignment with Bond Implementation Program.**

## FISCALLY SOUND

### **Budget and Management Services**

18. 26-136A Authorize (1) an extension through September 30, 2026 for the obligations or expenditure of Community Development Block Grant (CDBG) Funds in the amount of \$6,706,866.00 for CDBG-funded projects that have not met the City's twelve-month obligation or twenty-four-month expenditure requirement; (2) preliminary adoption of Reprogramming Budget No. 2 (Substantial Amendment No. 2) to the FY 2025-26 Action Plan to: (a) use unspent prior year CDBG Funds in the amount of \$2,566,661.00 for public improvement projects and (b) use unspent prior year CDBG CARES Act Relief Funds in the amount of \$450,000.00 for the emergency rental and mortgage assistance program; and (3) a public hearing on March 25, 2026, to receive comments on the proposed use of funds for Reprogramming Budget No. 2 (Substantial Amendment No. 2) to the FY 2025-26 Action Plan - Financing: This action has no cost consideration to the City (see Fiscal Information)

**\*In alignment with HUD Consolidated Plan.**

19. 26-135A Authorize (1) a secured, zero percent interest, forgivable loan agreement, approved as to form by the City Attorney, in the amount of \$650,000.00 to Austin Street Center to provide for rehabilitation of the property located at 2929 Hickory Street, Dallas, Texas 75226 which provides the Emergency Shelter and Crisis Services Program for individuals experiencing homelessness (the "Property"), for the period from February 1, 2026 through January 30, 2027; and (2) the execution of any and all terms, conditions, and documents required by the forgivable loan agreement, approved as to form by the City Attorney - Not to exceed \$650,000.00 - Financing: FY 2024-25 Reprogramming No. 1 Funds

**\*In alignment with HUD Consolidated Plan.**

## CORE

### Department of Facilities and Real Estate Management

20. [26-59A](#) A resolution authorizing the conveyance of a drainage easement containing approximately 1,080 square feet of land to the City of Garland for the construction, maintenance, and use of drainage facilities over and across City-owned land located at Lake Ray Hubbard - Revenue: General Fund \$10,200.00 and Dallas Water Utilities Fund \$2,430.00

21. [26-280A](#) A resolution authorizing the conveyance of an easement and right-of-way containing approximately 4,107 square feet of land to Oncor Electric Delivery Company, LLC for the construction, maintenance and use of power lines, power poles and electric transformer facilities across City-owned land located near the intersection of East Clarendon Drive and South Marsalis Avenue - Financing: No cost consideration to the City

22. [26-79A](#) An ordinance abandoning a portion of Hillbrook Street to Dan Patterson, the abutting owner, containing approximately 3,126 square feet of land, located near the intersection of Lake Circle Drive and Meadow Lake Avenue; and authorizing the quitclaim - Revenue: General Capital Reserve Fund (\$25,952.00) and General Fund (\$20,000.00), plus the \$20.00 ordinance publication fee

23. [26-80A](#) An ordinance granting a private license to 1100 Pearl Street, Inc., for the use of approximately 19 square feet of aerial space to install, occupy, maintain and utilize a premise blade sign with illumination over a portion of Jan Pruitt Way right-of-way located near its intersection with Pearl Expressway - Revenue: General Fund \$1,000.00 annually, plus the \$20.00 ordinance publication fee

## Department of Information and Technology Services

24. [26-110A](#) Authorize a five-year cooperative purchasing agreement for a cloud-based open data portal solution for the Department of Information and Technology Services with Tyler Technologies, Inc. through the Sourcewell cooperative agreement - Not to exceed \$821,212.98 - Financing: Data Services Fund (subject to annual appropriations)

## Office of Procurement Services

25. [26-126A](#) Authorize (1) the rejection of bids received for Group 7 for solid waste consulting services; and (2) a three-year service price agreement for Groups 1 through 6 and 8 through 10 for solid waste consulting services for the Department of Sanitation Services - Burns & McDonnell Engineering Company, Inc., Raftelis Financial Consultants, Inc. dba Raftelis, MidAtlantic Solid Waste Consultants, LLC dba MSW Consultants, Risa Fisher & Associates, Inc., Parkhill, Smith and Cooper, Inc., and Ensolum, LLC, most advantageous proposers of twelve - Estimated amount of \$3,609,828.00 - Financing: Sanitation Operation Fund (subject to annual appropriations)

26. [26-69A](#) Authorize a three-year master agreement, with one two-year renewal option, for the purchase of employee uniforms and safety shoes for civilian employees citywide - No Ego, Inc. dba Winnyman Construction in the estimated amount of \$1,297,963.13, Northern Imports dba Work Wear Safety Shoes in the estimated amount of \$574,287.75, and Tyndale Enterprises, Inc. dba Tyndale Company, Inc. in the estimated amount of \$445,116.20, lowest responsible bidders of three - Total estimated amount of \$2,317,367.08 - Financing: Dallas Water Utilities Fund (\$1,780,719.99), Stormwater Drainage Operation Fund (\$50,000.00), and Sanitation Operation Fund (\$486,647.09)

27. [26-68A](#) Authorize a three-year service contract, with two one-year renewal options, for Family Medical Leave Act services for the Department of Human Resources - FMLASource, Inc, most advantageous proposer of four - Not to exceed \$663,488.64 - Financing: General Fund (subject to annual appropriations)

28. [26-137A](#) Authorize (1) a three-year service price agreement for the maintenance and repair of butterfly valve actuators for the Dallas Water Utilities Department - Municipal Valve & Equipment Company, Inc. in the estimated amount of \$772,000.00 and Machining & Valve Automation Services, LLC dba MVA Services in the estimated amount of \$707,000.00; and (2) a three-year master agreement for the purchase of butterfly valves, parts and actuators for the Dallas Water Utilities Department - Mueller Water Products, Inc. dba Echologics LLC, Mueller Co LLC, Henry Pratt Company, LLC in the estimated amount of \$523,500.00, J&S Valve, Inc. in the estimated amount of \$435,000.00, and Macaulay Controls Company in the estimated amount of \$59,400.00, lowest responsible bidders of five - Total estimated amount of \$2,496,900.00 - Financing: Dallas Water Utilities Fund (\$2,386,900.00) and Stormwater Drainage Management Fund (\$110,000.00) (subject to annual appropriations)

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

## CORE - ORGANIZATIONAL SUPPORT

### **City Attorney's Office**

29. [26-133A](#) Authorize settlement of the lawsuit styled, Sandy Ghanem v. City of Dallas, Cause No. DC-24-07641 - Not to exceed \$205,000.00 - Financing: Liability Reserve Fund

## ITEMS FOR INDIVIDUAL CONSIDERATION

## CORE - ORGANIZATIONAL SUPPORT

### **City Secretary's Office**

30. [26-139A](#) Consideration of appointments to boards and commissions and the evaluation and duties of board and commission members (List of nominees is available in the City Secretary's Office)

## **ITEMS FOR FURTHER CONSIDERATION**

### **VIBRANT**

#### **Office of Housing and Community Empowerment**

31. [26-127A](#) Authorize the Dallas Public Facility Corporation to (1) acquire, develop, and own Good Homes Dallas, a mixed-income, multifamily development to be located at 6950 North Stemmons Freeway, Dallas Texas 75247 (Project); and (2) enter into a seventy-five-year lease agreement with Good Homes Communities, LLC or its affiliate, for the development of the Project - Estimated Revenue Foregone: General Fund: \$16,837,803.00 (see Fiscal Information) (This item was deferred on November 12, 2025)

\*In alignment with Dallas Housing Policy 2033.

## **PUBLIC HEARINGS AND RELATED ACTIONS**

### **GROWING**

#### **Department of Planning and Development**

### **ZONING CASES - CONSENT**

Z1. [26-78A](#) A public hearing to receive comments regarding an application for and an ordinance granting (1) a new planned development district for MF-2(A) Multifamily District and commercial parking lot or garage uses and (2) a new specific use permit for commercial parking lot or garage uses on property zoned MF-2(A) Multifamily District, on the southeast line of Virginia Avenue and the southwest line of North Fitzhugh Avenue  
Recommendation of Staff: Approval of (1) a new planned development district and (2) a new specific use permit for commercial parking lot or garage uses for a five-year period, subject to a site plan and conditions  
Recommendation of CPC: Approval of (1) a new planned development district and (2) a new specific use permit for commercial parking lot or garage uses for a five-year period, subject to a site plan and conditions  
Z245-215(MP) / Z-25-000039

\*In alignment with ForwardDallas.

Z2. [26-81A](#) A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 1262 for a private school on property zoned Planned Development District No. 803, on the northwest corner of Rosa Road and Midway Road

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

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

Z-25-000091

**\*In alignment with ForwardDallas.**

Z3. [26-82A](#) A public hearing to receive comments regarding an application for and an ordinance granting an amendment to the site plan for Specific Use Permit No. 40 for Commercial -1 Uses on property zoned R-7.5(A) Single Family District, on the southeast line of Cayuga Drive, northeast of Peavy Road

Recommendation of Staff: Approval, subject to amended site plan

Recommendation of CPC: Approval, subject to amended site plan

Z-25-000110

**\*In alignment with ForwardDallas.**

Z4. [26-83A](#) A public hearing to receive comments regarding an application for and an ordinance granting a new Specific Use Permit for a tower/antenna for cellular communication limited to a monopole cellular tower on property zoned RR Regional Retail District, on the south line of East Clarendon Drive, east of South Beckley Avenue

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

Recommendation of CPC: Approval for a ten-year period, subject to a site plan and conditions

Z-25-000113

**\*In alignment with ForwardDallas.**

Z5. [26-84A](#) A public hearing to receive comments regarding an application for and an ordinance granting an amendment to add the sale of alcoholic beverages to Specific Use Permit No. 2441 for a restaurant without drive-in or drive-through service on property zoned NO(A) Neighborhood Office District with a D-1 Liquor Control Overlay, on the south line of Bruton Road, east of Pleasant Drive

Recommendation of Staff: Approval, subject to amended conditions

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

Z-25-000119

**\*In alignment with ForwardDallas.**

Z6. [26-85A](#)

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

Recommendation of Staff: [Approval](#) subject to a site plan, traffic management plan, and conditions

Recommendation of CPC: [Approval](#) subject to a site plan, traffic management plan, and conditions

[Z-25-000168](#)

**\*In alignment with ForwardDallas.**

ZONING CASES - UNDER ADVISEMENT - INDIVIDUALZ7. [26-54A](#)

A public hearing to receive comments regarding an application for and an ordinance granting an NS(A) Neighborhood Service District on property zoned CR Community Retail District with deed restrictions DR Z834-293, on the northwest corner of North Masters Drive and Bruton Road

Recommendation of Staff: [Approval](#) of (1) NS(A) Neighborhood Service District; and (2) [approval](#) of termination of deed restrictions

Recommendation of CPC: [Approval](#) of (1) NS(A) Neighborhood Service District; and (2) [denial](#) of termination of deed restrictions

[Z245-216\(LC\) / Z-25-000099](#)

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

**\*In alignment with ForwardDallas.**

Z8. [26-55A](#)

A public hearing to receive comments regarding an application for and an ordinance granting MU-1 Mixed Use District and a resolution accepting deed restrictions volunteered by the applicant on property zoned NO(A) Neighborhood Office District, on the northeast line of LBJ Freeway (I-635), between Abrams Road and Greenville Avenue

Recommendation of Staff: Approval

Recommendation of CPC: Approval, subject to deed restrictions volunteered by the applicant

Z-25-000083

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

**\*In alignment with ForwardDallas.**

## **MISCELLANEOUS HEARINGS**

### **Office of Economic Development**

PH1. [26-156A](#)

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

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

## 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]