

DRAFT

City of Dallas

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



COUNCIL AGENDA

**May 28, 2025
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/cityofdallastv 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.

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

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/cityofdallastv 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:

- Ninguna persona retrasara o interrumpirá los procedimientos, o se negara 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

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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 le expulsará 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 pistol 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, MAY 28, 2025
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/cityofdal.ly](https://cityofdal.ly):

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m60a8968ccb9f8d7d09a9a67b0d00047b>

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

INVOCATION AND PLEDGE OF ALLEGIANCE

OPEN MICROPHONE

MINUTES

Item 1

CONSENT AGENDA

Items 2-47

ITEMS FOR INDIVIDUAL CONSIDERATION

Items 48-50

ZONING

Items Z1-Z8

PUBLIC HEARINGS AND RELATED ACTIONS

Items PH1-PH7

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. [25-646A](#) Approval of the Minutes of May 14, 2025 City Council Meeting

CONSENT AGENDA

Budget and Management Services

2. [25-1607A](#) An ordinance denying rates as requested by Atmos Energy Corp. Mid-Tex Division provided pursuant to its January 15, 2025 Dallas Annual Rate Review filing and setting rates as recommended by the City Manager - Financing: No cost consideration to the City

City Attorney's Office

3. [25-1552A](#) Authorize Supplemental Agreement No. 2 to the professional services contract with Benzon Aviation Consulting, LLC to continue to assist the City of Dallas with developing and implementing strategies to address the airline use and lease agreements at Dallas Love Field Airport, to lead negotiations with airlines at Dallas Love Field, and to assist with drafting such agreements - Not to exceed \$200,000.00, from \$300,000.00 to \$500,000.00 - Financing: Aviation Fund
4. [25-1553A](#) Authorize Supplemental Agreement No. 3 to the professional services contract with Kaplan Kirsch LLP, formerly known as Kaplan Kirsch & Rockwell, L.L.P., for additional legal services to the City of Dallas in connection with the process, strategy, negotiations, and drafting for Love Field airline gate leases - Not to exceed \$500,000.00, from \$800,000.00 to \$1,300,000.00 - Financing: Aviation Fund

Dallas Police Department

5. [25-1606A](#) Authorize a three-year service contract, with two one-year renewal options with Flock Group, Inc. (VC23497) to provide automatic license plate reading cameras, installation, software subscription, maintenance, and support for the Dallas Police Department for the period June 15, 2025 through June 14, 2028 - Not to exceed \$5,738,414.61 - Financing: General Fund (\$3,922,914.61), MVCPA FY25 SB224 Catalytic Converter Grant Fund (\$1,690,500.00) (subject to annual appropriations), and 2023 Homeland Security-Urban Area Security Initiative 24-26 Fund (\$125,000.00)

Dallas Water Utilities Department

6. [25-1551A](#) Authorize (1) a Standard Utility Agreement with the State of Texas, acting through the Texas Department of Transportation, for water pipeline encasement extensions in FM 548 from Windmill Farms to State Highway 205; and (2) the receipt and deposit of funds in the amount of \$68,377.73 in the Dallas Water Utilities Fund from the Texas Department of Transportation for reimbursement of eligible construction, inspection, and project management costs for the project - Estimated Revenue: Dallas Water Utilities Fund \$68,377.73
7. [25-1292A](#) Authorize an increase in the construction services contract with Omega Contracting, LLC for additional work associated with the installation of permitted water and wastewater services - Not to exceed \$3,234,085.00, from \$12,936,343.10 to \$16,170,428.10 - Financing: Wastewater Construction Fund (\$2,102,155.00) and Water Construction Fund (\$1,131,930.00)
8. [25-1272A](#) Authorize Supplemental Agreement No. 1 to the professional engineering services contract with Lockwood, Andrews & Newnam, Inc. (Engineer), to provide additional services required for engineering evaluations, preliminary design, development of construction plans and specifications, bid phase services, construction administration and start-up services associated with non-potable water system improvements at the Central Wastewater Treatment Plant - Not to exceed \$1,109,430.00, from \$3,397,000.00 to \$4,506,430.00 - Financing: Wastewater Capital Improvement F Fund
9. [25-1273A](#) Authorize Supplemental Agreement No. 2 to the professional services contract with Gresham Smith, for additional engineering services associated with the Lower East Bank Interceptor - Not to exceed \$1,537,899.00, from \$2,527,984.50 to \$4,065,883.50 - Financing: Wastewater Capital Improvement G Fund

Department of Aviation

10. [25-1290A](#) Authorize (1) a construction services contract for the demolition, removal, reconstruction, realignment, and rehabilitation of Taxiway Charlie, and for connection taxiways services for the Taxiway Charlie Phase 2 Reconstruction Project at Dallas Love Field; (2) an increase in appropriations in an amount not to exceed \$15,151,277.00 in the Aviation AIP Grant Fund; (3) an increase in appropriations in an amount not to exceed \$2,317,870.86 in the Aviation Construction Fund; and (4) an increase in appropriations in an amount not to exceed \$2,873,311.00 in the Aviation Passenger Facility Charge - Near Term Projects Fund - Flatiron Dragados Constructors, Inc., lowest responsible bidder of three - Not to exceed of \$20,536,102.86 - Financing: Aviation Passenger Facility Charge - Near Term Projects Fund (\$3,066,955.00), Aviation Construction Fund (\$2,317,870.86) and Aviation AIP Grant Fund (\$15,151,277.00) (see fiscal information)
11. [25-1705A](#) Authorize the Department of Aviation through the City of Dallas to (1) adopt a twelve-year use and lease agreement with Southwest Airlines for 18 of the 20 aeronautical gates commencing on October 1, 2028 until September 30, 2040; (2) set forth the terms for an airline/airport project agreement for the Love Field Enhancement Airport Program (LEAP) of 2025-2035, which includes approval of a capital development program and significant infrastructure enhancements to the airport over the next ten years; and (3) the creation of the LEAP Advisory Council to oversee and execute the Capital Development Project funding for general aviation revenue bonds - Financing: No cost consideration to the City

Department of Convention and Event Services

12. [25-1694A](#) Authorize the submission, negotiation, and execution of a State Infrastructure Bank Loan Agreement to the Texas Department of Transportation for one loan agreement in the amount of \$47,000,000.00 and one reimbursement request in an amount of \$43,000,000.00 to fund transit-oriented related costs for the Kay Bailey Hutchison Convention Center Dallas Master Plan, and all other required documentation to effectuate the city's intent to borrow such funds - Not to exceed \$47,000,000.00 - Financing: Venue Project Fund; Estimated Revenue: \$43,000,000.00

13. [25-1695A](#) Authorize a Construction Manager at Risk Agreement with Beck Azteca a joint venture, best value proposer of two, for pre-construction and construction services for the Kay Bailey Hutchison Convention Center Dallas Master Plan renovation and reconstruction of the Dallas Memorial Auditorium (Arena) - Component Three to provide for **(1)** pre-construction services for the Project for a fee in the amount not to exceed \$519,755.00; **(2)** construction management services at a rate of three and eighty-five hundredths percent (3.85%) of the cost of work included as part of the total guaranteed maximum price within the total project construction budget of \$200 million; and **(3)** an increase of appropriations in an amount not to exceed \$519,755.00 in the Convention Center Construction Fund - Not to exceed \$519,755.00 - Financing: Convention Center Construction Fund
14. [25-1701A](#) Authorize a work order under the existing Job Order Contract, previously approved on November 13, 2024 by Council Resolution No. 24-1627, for construction services with Phoenix I Restoration and Construction, Ltd. at The Women's Museum located at 3800 Parry Ave, Dallas, TX 75210 for work associated with the temporary relocation of The Black Academy of Arts and Letters to facilitate construction and renovation of Component 4 of the Kay Bailey Hutchison Convention Center Master Plan - Not to exceed \$5,913,458.00 - Financing - Convention Center Construction Fund
15. [25-1699A](#) Authorize **(1)** a Supplemental Agreement No. 1 to the professional services contract with M. Arthur Gensler, Jr. & Associates, Inc. dba Gensler for additional services associated with architectural and engineering design services for the Dallas Memorial Arena Practice Facility at an offsite location; and **(2)** an increase appropriations in an amount not to exceed \$5,501,967.00 in the Convention Center Construction Fund - Not to exceed \$5,501,967.00 from \$25,137,244.00 to \$30,639,211.00 - Financing: Convention Center Construction Fund

Department of Facilities and Real Estate Management

16. [25-1648A](#) A resolution **(1)** declaring approximately 52,443 square feet of improved land unwanted and unneeded, located near the intersection of Belleview Street and Botham Jean Boulevard, and authorizing its advertisement for sale by public auction or through a real estate brokerage service; **(2)** establishing a reserve for the auctioned surplus property; **(3)** authorizing a Purchase and Sale Agreement to be prepared for the surplus property receiving highest qualified bid that meets or exceeds the reserve or highest cash offer; and **(4)** authorizing the conveyance of a deed in a form acceptable to City Attorney - Estimated Revenue: TBD - Real Estate Market to determine the value

17. [25-1589A](#) A resolution authorizing the conveyance of a water easement containing approximately 3,537 square feet of land to Blackland Water Supply Corporation for the construction, maintenance, and use of water facilities over and across City-owned land located in Kaufman County - Revenue: General Fund \$10,200.00
18. [25-1561A](#) An ordinance abandoning a portion of a utility easement to Brixmor Holdings 12 SPE, LLC, the abutting owner, containing approximately 859 square feet of land, located near the intersection of Llewellyn Avenue and Brockbank Drive - Revenue: General Fund \$11,150.00, plus the \$20.00 ordinance publication fee
19. [25-1609A](#) An ordinance abandoning two alley sight easements to SCP/OI Good Latimer OZ Owner, LLC, the abutting owner, containing a total of approximately 224 square feet of land, located near the intersection of Good Latimer Expressway and Dawson Street; and authorizing the quitclaim - Revenue: General Fund \$11,150.00, plus the \$20.00 ordinance publication fee
20. [25-1594A](#) An ordinance granting a private license to Dallas Independent School District, for the use of a total of approximately 111 square feet of land to occupy, maintain and utilize twelve pedestrian light fixtures on portions of Keats Drive and Illinois Avenue rights-of-way located near its intersection with Keats Drive and Illinois Avenue - Revenue: General Fund \$200.00 one-time fee, plus the \$20.00 ordinance publication fee

Department of Housing and Community Development

21. [25-1619A](#) Authorize **(1)** the approval of the City Council of the City of Dallas, acting as the applicable elected representative as defined by Section 147(f)(2) (E) of the Internal Revenue Code of 1986, as amended (Code), of the issuance of multifamily residential mortgage revenue bonds (Bonds) by the City of Dallas Housing Finance Corporation (DHFC or Issuer) in one or more series of tax-exempt bonds in an amount not to exceed \$35,000,000.00; proceeds of the Bonds will be loaned to Generation Housing Partners, LLC or its affiliate, TX Illinois 2024, Ltd., (collectively referred to as the Borrower) to finance a portion of the cost of the construction of units for an affordable multifamily complex to be known as HiLine at Illinois (Project) on real property located at 4710 West Illinois Avenue, Dallas, Texas 75211 (Property); **(2)** the approval of the application of the Texas Housing Finance Corporations Act, Chapter 394, Local Government Code (Act), to the Property and the use of proceeds of the Bonds issued by the DHFC pursuant to the Act to finance and construct the Project; **(3)** the City Manager to negotiate and execute a development loan agreement and security documents with the DHFC or affiliate(s) thereof in an amount not to exceed \$3,970,000.00 in Community Development Block Grant (CDBG) Funds to purchase and own the Property; and **(4)** the City Manager to negotiate and execute a development loan agreement and security documents with the Borrower in an amount not to exceed \$2,980,000.00 in HOME Investment Partnership Program (HOME) Funds and \$3,970,000.00 in CDBG Funds in the form of a loan assigned by an affiliate of the DHFC (the total award not to exceed \$6,950,000.00), conditioned upon Borrower, or the entity named by the award, receiving 2023 4% Housing Tax Credit award or other funding source subject to approval of the City for the development of the Project - Not to exceed \$6,950,000.00 - Financing: HOME Funds (\$2,980,000.00), and Community Development Block Grant Funds (\$3,970,000.00)

22. [25-1622A](#) Authorize **(1)** the approval of the City Council of the City of Dallas, to act as the applicable elected representative, as defined by Section 147(f)(2) (E) of the Internal Revenue Code of 1986, as amended (Code), of the issuance of multifamily residential mortgage revenue bonds (Bonds) issued by the City of Dallas Housing Finance Corporation (DHFC or Issuer) in one or more series of tax-exempt bonds in an amount not to exceed \$50,000,000.00; proceeds of the Bonds will be loaned to Palladium USA, Inc. to finance a portion of the cost of the renovation of units for an affordable multifamily complex to be known as Palladium Buckner Station located at 8008 Elam Road, Dallas, TX 75217 (Development); **(2)** the approval of the application of the Texas Housing Finance Corporations Act, Chapter 394, Local Government Code (Act), to the property on which the Development will be constructed and the use of proceeds of the bonds issued by the DHFC pursuant to the Act to finance and construct the Development; a public hearing with respect to the Bonds and the Development was held on April 7, 2025 after reasonable public notice was published in a newspaper of general circulation in the City of Dallas all in compliance with Section 147(f) of the Code - Financing: No cost consideration to the City
23. [25-1625A](#) Authorize the City Manager to negotiate and execute a conditional grant agreement and security documents with Caroline Dallas Tenant, LP, an affiliate of Ojala Partners, LP (together, the Applicant) in an amount not to exceed \$2,000,000.00 in 2024 General Obligation Bond Funds (Proposition H: Housing Infrastructure Bond) in consideration of The Caroline, a 344-unit mixed-income workforce development (Project) on property located at 1400 West Commerce Street, Dallas, Texas 75208 and to assist with the extraordinary cost of required on-site, off-site wastewater infrastructure, and streetscape improvements for the Project - Not to exceed \$2,000,000.00 - Financing: Housing Infrastructure Bond (H) Fund (2024 General Obligation Bond Fund)

Department of Transportation and Public Works

24. [25-1507A](#) A resolution authorizing the adoption of the update to the Dallas Bike Plan - Financing: This action has no cost consideration to the City (see Fiscal Information for future costs)
25. [25-1506A](#) Authorize a three-year cooperative purchasing service price agreement for maintenance and repairs to pedestrian and roadway lighting for the Department of Transportation and Public Works with Highway Intelligent Traffic Solutions, LLC through an interlocal agreement with the State of Texas - Estimated amount of \$9,780,535.68 - Financing: General Fund
26. [25-1508A](#) Authorize the **(1)** acceptance of a grant from the State of Texas through the Texas Department of Transportation (TxDOT) for the Regional Toll Revenue (RTR) State Highway (SH) 121 toll project (Agreement No. CSJ 0918-00-407) in the amount of \$4,630,909.00 as State contribution from the SH 121 Subaccount toward the total project cost of \$5,788,636.00, which includes \$1,157,727.00 as local participation for a traffic signal construction project to construct 12 traffic signals at various locations in the city of Dallas (list attached to Agenda Information Sheet) for the period from execution of the agreement through April 30, 2028; **(2)** establishment of appropriations in the amount of \$4,630,909.00 in the TxDOT Dallas Traffic Signals 12 Locations Grant Fund; **(3)** receipt and deposit of funds in the amount of \$4,630,909.00 in the TxDOT Dallas Traffic Signals 12 Locations Grant Fund; **(4)** required local match in the amount of \$1,157,727.00; and **(5)** execution of the Advance Funding Agreement with TxDOT and all terms, conditions, and documents required by the agreement - Total amount of \$5,788,636.00 - Financing: TxDOT Dallas Traffic Signals 12 Locations Grant Fund (\$4,630,909.00) and Street and Transportation (A) Fund (2017 General Obligation Bond Fund) (\$1,157,727.00)

27. [25-1514A](#) Authorize the (1) rejection of all bids received for solicitation CIZ24-TRN-3131 - Pearl Street Intersection Improvements; (2) modification of the engineered plan set and bid items; and (3) re-advertisement for new bids for the modified project - Financing: No cost consideration to the City
28. [25-1509A](#) Authorize a construction services contract for the Dallas Area Rapid Transit (DART) Signals Group 4A Project to reconstruct two traffic signals at the intersections of Abrams Road at Flickering Shadow Drive and Park Lane at Caruth Plaza Driveway - Road Solutions, LLC, lowest responsible bidder of three - Not to exceed \$1,147,302.32 - Financing: DART Transportation Projects Fund
29. [25-1510A](#) Authorize a construction services contract for the Dallas Area Rapid Transit (DART) Signals Group 4B Project to reconstruct two traffic signals at the intersections of Brookriver Drive at West Mockingbird Lane and Ferguson Road at Millmar Drive - Roadway Solutions, Inc., lowest responsible bidder of three - Not to exceed \$944,907.50 - Financing: DART Transportation Projects Fund
30. [25-1515A](#) Authorize a professional engineering services contract with Gresham Smith, most highly qualified proposer of two, to provide engineering services for Phase I of the Jefferson Boulevard Viaduct Modification and Realignment project to support the demolition of a portion of the Kay Bailey Hutchison Convention Center Dallas (KBHCCD) over Lamar Street and the demolition of the Jefferson Boulevard Viaduct/South Market Street bridge including associated work with the KBHCCD - Not to exceed \$3,356,179.88 - Financing: Convention Center Construction Fund

31. [25-1512A](#) Authorize a construction services contract for the Dallas Area Rapid Transit (DART) Signals Group 5A Project to reconstruct two traffic signals at the intersections of West Camp Wisdom Road at Greenspan Avenue and Bonnie View Road at Corrigan Drive/Stag Road - EAR Telecommunications, LLC DBA: EARTC, lowest responsible bidder of four - Not to exceed \$891,084.00 - Financing: DART Transportation Projects Fund
32. [25-1511A](#) Authorize a construction services contract for the Dallas Area Rapid Transit (DART) Signals Group 5B Project to reconstruct two traffic signals at the intersections of Millmar Drive at Peavy Road and Hillburn Drive at Lake June Road - EAR Telecommunications, LLC DBA: EARTC, lowest responsible bidder of four - Not to exceed \$897,802.00 - Financing: DART Transportation Projects Fund

Office of Arts and Culture

33. [25-1248A](#) Authorize a contract in support of Artist's Design Anaisa Franco Nascimento d/b/a Anaisa Franco Studio, LLC for 6805 Patrol Way, Dallas, Texas 75241 - Not to exceed \$300,000.00 - Financing: Public Works Art Bond Funds

Office of Community Care and Empowerment

34. [25-1590A](#) Authorize the acceptance of a grant from the Bill & Melinda Gates Foundation through the Massachusetts Institute of Technology (MIT) Subaward Agreement No. S6566, in the amount of \$50,000.00 for the J-PAL North America's LEVER Evaluation design for the Digital Navigators Program for the period of September 1, 2024 through August 31; and execute the grant sub agreement and all terms, conditions and documents required by the grant sub agreement, approved as to form by the City Attorney - Not to exceed \$50,000.00 - Financing: J-PAL North America's LEVER Evaluation Incubator Grant Fund

Office of Economic Development

35. [25-1621A](#) Authorize **(1)** a real property tax abatement agreement and all necessary documents with CP Land Owner, LLC and/or affiliate (“Cityplace Phase 1 Owner”) for a period of ten years in an amount equal to the City’s taxes assessed on ninety percent of the added taxable value to the real property resulting from and in consideration of Cityplace Phase 1 Owner’s real property investment in and delivery of Phase 1: The Apron (“Cityplace Phase 1 Project”) on approximately 5.3 acres of unimproved land addressed as 2711 North Haskell in the City of Dallas Neighborhood Empowerment Zone Number 21 (“NEZ No. 21”); **(2)** a real property tax abatement agreement and all other necessary documents with CP Tower Owner, LLC and/or affiliate (“Cityplace Phase 2A Owner”) for a period of ten years in an amount equal to the City’s taxes assessed on ninety percent of the added taxable value to the real property resulting from and in consideration of Cityplace Phase 2A Owner’s real property investment in and delivery of Phase 2A: The Tower (“Cityplace Phase 2A Project”) on approximately 3.3 acres of improved land addressed as 2711 North Haskell in the City of Dallas NEZ No. 21; **(3)** a real property tax abatement agreement and all other necessary documents with CP Tower Owner, LLC and/or affiliate (“Cityplace Phase 2B Owner”) for a period of ten years in an amount equal to the City’s taxes assessed on ninety percent of the added taxable value to the real property resulting from and in consideration of the Cityplace Phase 2B Owner’s real property investment in and delivery of Phase 2B: The Tower (“Cityplace Phase 2B Project”) on approximately 3.3 acres of improved land addressed as 2711 North Haskell in the City of Dallas NEZ No. 21; and **(4)** a real property tax abatement agreement and all other necessary documents with CP Tower Owner, LLC and/or affiliate (“Cityplace Phase 2C Owner”) for a period of ten years in an amount equal to the City’s taxes assessed on ninety percent of the added taxable value to the real property resulting from and in consideration of the Cityplace Phase 2C Owner’s real property investment in and delivery of Phase 2C: The Tower (“Cityplace Phase 2C Project”) on approximately 3.3 acres of improved land addressed as 2711 North Haskell in the City of Dallas NEZ No. 21, in accordance with the City’s Economic Development Incentive Policy - Estimated Forgone Revenue: \$13,849,498.00, over a ten-year period (all four phases)

36. [25-1697A](#) Authorize amendment of the tax increment financing ("TIF") development agreement ("Agreement") previously authorized by the City Council on September 23, 2020 by Resolution No. 20-1480 between the City of Dallas ("City") and Villas at WH 20, LP and its affiliate Villas Development Corporation (collectively, "Owner/Developer") and the associated deed restrictions recorded on February 28, 2024 under Clerk's File No. 202400040173 ("Deed Restrictions") to (1) allow the City to subordinate the Deed Restrictions to the lien of a permanent financing loan to be between Fannie Mae ("Lender") and Owner/Developer; and in consideration; and (2) accept the execution of a limited recapture guaranty ("Recapture Guaranty") by Villas at WH 20, LP and Villas at WH 20 GP, LLC, approved as to form by the City Attorney in favor of the City, to facilitate the permanent financing loan to be provided by Fannie Mae for the mixed-income apartment development commonly known as Mariposa at Western Heights, formerly known as the Villas at Western Heights ("Project"), addressed as 1641 North Windomere in Tax Increment Reinvestment Zone Number Fifteen ("Fort Worth Avenue TIF District") - Financing: No cost consideration to the City

Office of Procurement Services

37. [25-1559A](#) Authorize a three-year master agreement for the purchase of plumbing pipes, fittings, fixtures, trims, and parts for the Dallas Water Utilities Department - Core & Main LP dba Green Equipment Company in the estimated amount of \$781,227.70 and Eastern Plumbing Supply, LLC in the estimated amount of \$6,550.00, lowest responsible bidders of two - Total estimated amount of \$787,777.70 - Financing: Dallas Water Utilities Fund
38. [25-1592A](#) Authorize an eighteen-month service contract for the administration of the Dallas Accelerator Program for the Office of Procurement Services - Greater Dallas Hispanic Chamber of Commerce in the amount of \$603,683.00 and Dallas Fort Worth Minority Supplier Development Council, Inc. in the amount of \$356,828.00, most advantageous proposers of eleven - Total not to exceed \$960,511.00 - Financing: General Fund (\$500,000.00) and ARPA Redevelopment Fund (\$460,511.00) (subject to annual appropriations)
39. [25-1556A](#) Authorize a five-year service contract, with two one-year renewal options, for a noise consultant to support the Dallas Airport System for the Department of Aviation - Harris Miller Miller & Hanson, Inc., most advantageous proposer of three - Not to exceed \$1,008,650.00 - Financing: Aviation Fund (subject to annual appropriations)

40. [25-1517A](#) Authorize a two-year service price agreement for temporary industrial and day labor for citywide use with Smith Temporaries, Inc. dba CornerStone Staffing through an interlocal agreement with the City of Arlington - Estimated amount of \$8,000,000.00 - Financing: General Fund (\$5,454,356.94), Dallas Water Utilities Fund (\$1,221,648.86), Equipment and Fleet Management Fund (\$968,194.85), Aviation Fund (\$163,595.25), Bond Program Administration Fund (\$140,204.10), and Stormwater Drainage Management Fund (\$52,000.00) (subject to annual appropriations)
41. [25-1557A](#) Authorize a three-year service price agreement for janitorial services for aquatic spraygrounds for the Park & Recreation Department - Andrews Building Service, Inc., most advantageous proposer of nine - Estimated amount of \$496,470.65 - Financing: General Fund
42. [25-1558A](#) Authorize a five-year service price agreement for hydraulic cylinder, pump, and valve repairs for citywide use - FLR Solutions, LLC and Texan Waste Equipment, Inc. dba Heil of Texas, lowest responsible bidders of three - Total estimated amount of \$321,343.30 - Financing: General Fund (\$16,067.17), Equipment and Fleet Management Fund (\$202,446.27), Dallas Water Utilities Fund (\$96,402.99), and Sanitation Operation Fund (\$6,426.87) (subject to annual appropriations)
43. [25-1604A](#) Authorize the purchase of electric bicycles for the Dallas Police Department Bike Unit - American Bike Patrol Services, lowest responsible bidder of five - Not to exceed \$159,999.60 - Financing: 2023 Homeland Security-Urban Area Security Initiative 24-26 Fund
44. [25-1560A](#) Authorize Supplemental Agreement No. 6 to increase the service contract with Tyler Technologies, Inc. for ongoing maintenance and support for the daily operations of the court case management system - Not to exceed \$2,950,523.00, from \$4,120,484.00 to \$7,071,007.00 - Financing: Data Services Fund (subject to annual appropriations)

Park & Recreation Department

45. [25-1513A](#) Authorize a resolution in support of an application for the Texas Department of Transportation 2025 Transportation Alternatives Set-Aside Program Call for Projects to be submitted by Dallas Area Rapid Transit for the Cotton Belt Trail - Financing: This action has no cost consideration to the City (see Fiscal Information)

46. [25-1555A](#) Authorize (1) a ten-year beverage services contract with Pepsico Sales Inc. to provide full-service vending, case sales, and fountain pouring rights at Park and Recreation Facilities; (2) establish appropriations in the amount of \$235,009.50; (3) the receipt and deposit revenue generated from this contract in the Imp. Maint. Rep. Programs/Sponsorships, Fund 0471; (4) the disbursement of commission to The Superlative Group pursuant to Consultant Contract No. PKR-2021-000017177 authorized by Resolution No. 23-0120; and (5) the remaining revenue be transferred into the Park Endowment Fund, Fund 0461 - Estimated Revenue: \$940,038.00 Park Endowment Fund and Imp. Maint. Rep. Programs/Sponsorships (\$869,535.14) and Park Endowment Fund (\$70,502.86)
47. [25-1275A](#) Authorize a professional services contract with Brown Reynolds Watford Architects, Inc. for architectural and engineering services for the schematic design, design development, construction documents, bidding and negotiation, and construction administration for the renovation of two recreation center facilities: Arcadia Recreation Center located at 5420 Arcadia Drive and Eloise Lundy Recreation Center located at 1228 Reverend CBT Smith Street - Total not to exceed \$223,197.00 - Financing: Park and Recreation Facilities (B) Fund (2024 General Obligation Bond Fund)

ITEMS FOR INDIVIDUAL CONSIDERATION

City Secretary's Office

48. [25-1631A](#) 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)
49. [25-1543A](#) Consideration of appointment to the Dallas Area Rapid Transit Board of Directors for Positions 03, 04, 05, 06, 07, and 08 (Closed Session, if necessary, Personnel, Sec. 551.074, T. O. M. A.) (Name of nominee in the City Secretary's Office) - Financing: No cost consideration to the City

Mayor and City Council Office

50. [25-1628A](#) Authorize the endorsement of Deputy Mayor Pro Tem Adam Bazaldua as the City's candidate for the 2026 National League of Cities Board of Directors - Financing: No cost consideration to the City

PUBLIC HEARINGS AND RELATED ACTIONS

Department of Planning and Development

ZONING CASES - CONSENT

- Z1. [25-1610A](#) A public hearing to receive comments regarding a City Plan Commission authorized hearing to determine the proper zoning for the area to include but not limited to use, development standards, and other appropriate regulations in an area generally along both sides of Hampton Road, between Wentworth Street to the north and Brandon Street to the south and along both sides of West Clarendon Drive, between the alley parallel to Hampton Road and Marlborough Avenue and containing approximately 35 acres and an ordinance granting the amendments and a resolution accepting the termination of deed restrictions (D.R. 190810)
Recommendation of Staff: Approval of a WMU-3 Walkable Urban Mixed-Use District 3, approval of Shopfront Overlay on a portion; and approval of the termination of deed restrictions (D.R. 190810)
Recommendation of CPC: Approval of a WMU-3 Walkable Urban Mixed-Use District 3, approval of a Shopfront Overlay on a portion and to rezone the parcel located at the northeast corner of the authorized area - fronting the north side of 12th Street and the east side of Hampton Road - to WMU-3 with a Shopfront Overlay; and approval of the termination of deed restrictions (D.R. 190810)
Z189-349(JP)
- Z2. [25-1611A](#) A public hearing to receive comments regarding an application for and an ordinance granting an MU-1 Mixed Use District on property zoned R-7.5(A) Single Family District, on the north line of Grovecrest Drive, west of Conner Drive
Recommendation of Staff: Approval
Recommendation of CPC: Approval
Z223-244(LG)
- Z3. [25-1612A](#) A public hearing to receive comments regarding an application for (1) an ordinance granting a new subdistrict on property zoned Subdistrict B within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District; and (2) and an ordinance granting a Specific Use Permit for a boutique hotel on the west line of North Zang Boulevard, between West Canty Street and West Neely Street
Recommendation of Staff: Approval of (1) a new subdistrict, subject to conditions; and (2) a Specific Use Permit for a four-year period, subject to a site plan and conditions
Recommendation of CPC: Approval of (1) a new subdistrict, subject to conditions; and (2) a Specific Use Permit for a four-year period, subject to a site plan and conditions
Z234-120(CR)

- Z4. [25-1613A](#) A public hearing to receive comments regarding an application for **(1)** an ordinance granting a new subdistrict on property zoned Subdistrict 1 within Planned Development District No. 830, the Davis Street Special Purpose District; and **(2)** an ordinance granting a Specific Use Permit for a boutique hotel on the east line of North Bishop Avenue, between West Neely Street and West Davis Street
Recommendation of Staff: Approval of **(1)** a new subdistrict, subject to conditions; and **(2)** a Specific Use Permit for a four-year period, subject to a site plan and conditions
Recommendation of CPC: Approval of **(1)** a new subdistrict, subject to conditions; and **(2)** a Specific Use Permit for a four-year period, subject to a site plan and conditions
Z234-121(CR)
- Z5. [25-1614A](#) A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 815, on the north line of Northwest Highway, between Inwood Road and Meadowbrook Drive
Recommendation of Staff: Approval, subject to an amended development plan, an amended traffic management plan, and amended conditions
Recommendation of CPC: Approval, subject to an amended development plan, an amended traffic management plan, and amended conditions
Z234-260(LG)
- Z6. [25-1615A](#) A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a vehicle display, sales and service use on property zoned Subarea 2, within Planned Development District No. 366, the Buckner Boulevard Special Purpose District with a D-1 Dry Liquor Control Overlay, on the west line of Conner Drive, south of Bruton Road
Recommendation of Staff: Approval of a five-year period, subject to a site plan and conditions
Recommendation of CPC: Approval of a five-year period, subject to a site plan and conditions
Z245-125(LC)

- Z7. [25-1616A](#) A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1653 for a potentially incompatible industrial (outside) use limited to wood or lumber processing on property zoned an IM Industrial Manufacturing District with existing deed restrictions [Z056-308], on the north side of Manana Drive, east of Spangler Road
Recommendation of Staff: Approval for a five-year period, subject to a revised site plan and conditions
Recommendation of CPC: Approval for a five-year period, subject to a revised site plan and conditions
Z245-156(CC)

ZONING CASES - UNDER ADVISEMENT - INDIVIDUAL

- Z8. [25-1189A](#) A public hearing to receive comments regarding an application for and an ordinance granting an FRTN F-Residential Transition Subdistrict on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the southeast line of Elsie Faye Heggins Street, southwest of Myrtle Street
Recommendation of Staff: Approval
Recommendation of CPC: Approval
Z245-103(SM)
Note: This item was deferred by the City Council at the public hearing on March 26, 2025, and is scheduled for consideration on May 28, 2025.

MISCELLANEOUS HEARINGS

Budget and Management Services

PH1. [25-1093A](#) A public hearing to receive comments on the FY 2025-26 Operating, Capital, and Grant & Trust Budgets - Financing: No cost consideration to the City

PH2. [25-1618A](#) A public hearing to receive comments on the Proposed FY 2025-26 HUD Consolidated Plan Budget for U.S. Department of Housing and Urban Development (HUD) Grant Funds - Financing: No cost consideration to the City

Department of Planning and Development

PH3. [25-1685A](#) A public hearing to receive comments regarding the South Dallas Fair Park Area Plan, an area generally bounded Haskell Avenue to the north, the Southern Pacific Central Bypass Rail line to the east, Botham Jean Boulevard to the south, and the Gulf, Colorado and Santa Fe Rail line to the west and an ordinance adopting The South Dallas Fair Park Area Plan - Financing: No cost consideration to the City

Office of Economic Development

PH4. [25-1390A](#) A public hearing to receive comments concerning the renewal and expansion of the Deep Ellum Public Improvement District (the "District"), in accordance with Chapter 372 of the Texas Local Government Code for the specified area of the District, to provide supplemental public services to be funded by assessments on real property and real property improvements in the District; and, at the close of the public hearing, authorize: **(1)** approval of a resolution renewing the District for a period of ten years, from 2026 to 2035; **(2)** approval of the District's Service Plan for 2026-2035 to provide supplemental public services, to be funded by assessments on real property and real property improvements in the District; and **(3)** a management contract with Deep Ellum Foundation, a Texas nonprofit corporation, as the management entity for the District - Financing: This action has no cost consideration to the City(see Fiscal Information)

- PH5. [25-1391A](#) A public hearing to receive comments concerning the creation of the Far East Dallas Public Improvement District (the "District"), in accordance with Chapter 372 of the Texas Local Government Code ("the Act"), for the specified area of the District, to provide supplemental public services to be funded by assessments on real property and real property improvements in the District; and, at the close of the public hearing, authorize: **(1)** approval of a resolution creating the District for a period of seven years, from 2026 to 2032; **(2)** approval of the District's Service Plan for 2026-2032 to provide supplemental public services, to be funded by assessments on real property and real property improvements in the District; and **(3)** a management contract with Ferguson Road Initiative, a Texas nonprofit corporation as the management entity for the District - Financing: This action has no cost consideration to the City
- PH6. [25-1392A](#) A public hearing to receive comments concerning the early renewal of the Klyde Warren Park/Dallas Arts District Public Improvement District (the "District"), in accordance with Chapter 372 of the Texas Local Government Code ("the Act"), for the specified area of the District, for the purpose of providing supplemental public services, to be funded by an assessments on real property and real property improvements in the District; and, at the close of the public hearing, authorize: **(1)** approval of a resolution renewing the District for a period of ten years, from 2026 to 2035; **(2)** approval of the District's Service Plan for 2026-2035 for the purpose of providing supplemental public services, to be funded by assessments on real property and real property improvements in the District; and **(3)** approval of a management contract with Woodall Rogers Park Foundation, a private Texas nonprofit corporation, as the management entity for the District - Financing: This action has no cost consideration to the City (see Fiscal Information)
- PH7. [25-1393A](#) A public hearing to receive comments concerning the creation of the RedBird Public Improvement District (the "District"), in accordance with Chapter 372 of the Texas Local Government Code ("the Act"), for the specified area of the District, to provide supplemental public services to be funded by assessments on real property and real property improvements in the District; and, at the close of the public hearing, authorize: **(1)** approval of a resolution creating the District for a period of ten years, from 2026 to 2035; **(2)** approval of the District's Service Plan for 2026-2035 to provide supplemental public services, to be funded by assessments on real property and real property improvements in the District; and **(3)** a management contract with Preferred Place, LLC, a Texas limited liability company as the management entity for the District - Financing: This action has no cost consideration to the City (see Fiscal Information)

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]