

MINUTES OF THE CITY COUNCIL COMMITTEE  
MONDAY, MAY 5, 2025

25-0013

ECONOMIC DEVELOPMENT COMMITTEE  
CITY COUNCIL CHAMBER, CITY HALL/VIDEO CONFERENCE  
MAYOR PRO TEM TENNELL ATKINS, PRESIDING

PRESENT: [6] Atkins, Narvaez, West, Arnold (\*\*1:39 p.m.), Stewart, Ridley

ABSENT: [1] Bazaldua

The meeting was called to order at 1:00 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 1:44 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: Indicates arrival time after meeting called to order/reconvened.**

MINUTES OF THE CITY COUNCIL COMMITTEE  
MONDAY, MAY 5, 2025

EXHIBIT A

**RECEIVED**

2025 MAY -2 AM 10:40

**CITY SECRETARY  
DALLAS, TEXAS**

**City of Dallas**

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

*Public Notice*

250443

**POSTED** CITY SECRETARY  
DALLAS, TX



**Economic Development Committee**

**May 5, 2025**

**1:00 PM**

## 2023 CITY COUNCIL APPOINTMENTS

COUNCIL COMMITTEE	
<b>ECONOMIC DEVELOPMENT</b> Atkins (C), Narvaez (VC), Arnold, Bazaldua, Ridley, Stewart, West	<b>GOVERNMENT PERFORMANCE AND FINANCIAL MANAGEMENT</b> West (C), Blackmon (VC), Mendelsohn, Moreno, Resendez
<b>HOUSING AND HOMELESSNESS SOLUTIONS</b> Moreno (C), Mendelsohn (VC), Gracey, West, Willis	<b>PARKS, TRAILS, AND THE ENVIRONMENT</b> Stewart (C), Moreno (VC), Arnold, Bazaldua, Blackmon, Narvaez, West
<b>PUBLIC SAFETY</b> Mendelsohn (C), Stewart (VC), Atkins, Moreno, Willis	<b>QUALITY OF LIFE, ARTS, AND CULTURE</b> *Ridley (C), Resendez (VC), Bazaldua, Blackmon, Gracey, Schultz, Willis
<b>TRANSPORTATION AND INFRASTRUCTURE</b> Narvaez (C), Gracey (VC), Atkins, Mendelsohn, Resendez, Schultz, Stewart	<b>WORKFORCE, EDUCATION, AND EQUITY</b> *Arnold (C), *Schultz (VC), Bazaldua, Blackmon, Resendez, Ridley, Willis
<b>AD HOC COMMITTEE ON ADMINISTRATIVE AFFAIRS</b> Atkins (C), Mendelsohn, Moreno, Ridley, Stewart	<b>AD HOC COMMITTEE ON GENERAL INVESTIGATING AND ETHICS</b> Mendelsohn (C), Gracey, Johnson, Schultz, Stewart
<b>AD HOC COMMITTEE ON JUDICIAL NOMINATIONS</b> Ridley (C), Resendez, West	<b>AD HOC COMMITTEE ON LEGISLATIVE AFFAIRS</b> Mendelsohn (C), Atkins, Gracey, Narvaez, Stewart
<b>AD HOC COMMITTEE ON PENSIONS</b> Atkins (C), Blackmon, Mendelsohn, Moreno, Resendez, Stewart, West, Willis	<b>AD HOC COMMITTEE ON PROFESSIONAL SPORTS RECRUITMENT AND RETENTION</b> Gracey (C), Blackmon, Johnson, Moreno, Narvaez, Resendez, Schultz

(C) – Chair, (VC) – Vice Chair

\* Updated:6/28/24

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 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."*

The City Council Economic Development Committee meeting will be held by videoconference 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 following videoconference link is available to the public to listen to the meeting and Public Affairs and Outreach will also stream the Economic Development Committee on Spectrum Cable Channel 95 and [bit.ly/cityofdallastv](https://cityofdallastv.com):

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=mf7870a5cac5187ea8de1836c8fa022f7>

Call to Order

### **MINUTES**

1. [25-1353A](#) Approval of April 7, 2025 Economic Development Committee Meeting Minutes.

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

### **BRIEFING AND POTENTIAL ACTION ITEMS**

If Agenda item A is approved then Agenda Item B will be considered.

- A. [25-1423A](#) Reconsideration of non-recommendation taken on April 7, 2025, for the Off-Street Parking & Loading Development Code Amendment [Emily Liu, FAICP - Director Dr. Andreea Udrea, PhD, AICP - Deputy Director Planning & Development Department] [Mayor Pro Tem Atkins]
- B. [25-1352A](#) Off-Street Parking & Loading Development Code Amendment [Emily Liu, FAICP - Director Dr. Andreea Udrea, PhD, AICP - Deputy Director Planning & Development Department]

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

- C. [25-1424A](#) Visit Dallas FY 2024-25 Update [Rosa Fleming, Director Convention and Event Services and Craig Davis, CEO/President Visit Dallas]

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

### **BRIEFING MEMOS**

- D. [25-1425A](#) Upcoming Agenda Item: Authorize an economic development incentive agreement and all other necessary documents with Palladium Buckner Station, Ltd. and/or its affiliates (“Developer”) to include: (1) a Chapter 380 Economic Development Grant in an amount not to exceed \$8,316,907.16 (“Grant”) and (2) a Chapter 380 Economic Development Loan in an amount not to exceed \$6,183,092.84 (“Loan”), in consideration of the Palladium Buckner Station Project, a mixed-income and transit-oriented development project proposed on real property currently addressed as 8008 Elam Road, in accordance with the Economic Development Incentive Policy - Total not to exceed \$14,500,000.00 - Financing: Economic and Southern Area Transit-Oriented Development Funds (2006 General Obligation Bond Fund) (\$1,583,815.53), ECO (I) Fund (2017 General Obligation Bond Fund) (\$1,738,275.42), Economic Development (G) Fund (2024 General Obligation Bond Fund) (\$4,994,816.21), and Public/Private Partnership Fund (\$6,183,092.84) (subject to current and annual appropriations) [Kevin Spath, Director (I) Office of Economic Development]

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

- E. [25-1429A](#) Cityplace Tower and The Apron a mixed-income, mixed-use, and transit-oriented development project located at Cityplace Tower and surrounding undeveloped land at 2711 N. Haskell Avenue. (City Council District 14) [Kevin Spath, Director (I) Office of Economic Development]

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

- F. [25-1428A](#) Quarterly Update: Economic Development Incentives Awarded via Administrative Action [Kevin Spath, Director (I) Office of Economic Development]

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

- G. [25-1426A](#) D CEO’s 2025 Commercial Real Estate Awards [Kevin Spath, Director (I) Office of Economic Development]

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

- H. [25-1427A](#) Dallas Business Journal’s 2025 Best Real Estate Deals [Kevin Spath, Director (I) Office of Economic Development]

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



**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]

MINUTES OF THE CITY COUNCIL COMMITTEE  
MONDAY, MAY 5, 2025

EXHIBIT B

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

MAY 5, 2025

Item 1: Approval of April 7, 2025 Economic Development Committee Meeting Minutes.

Councilmember West moved to adopt the minutes as presented.

Motion seconded by Councilmember Narvaez and unanimously adopted. (Arnold absent when vote taken; Bazaldua absent)

# OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

MAY 5, 2025

## BRIEFINGS/POTENTIAL ACTION ITEMS

If Agenda item A is approved then Agenda Item B will be considered.

Item A:           Reconsideration of non-recommendation taken on April 7, 2025, for the Off-Street Parking & Loading Development Code Amendment

The following individuals briefed the committee on the item:

- Emily Lui, Director, Planning & Development Department; and
- Dr. Andreea Udrea, PhD, AICP - Deputy Director Planning & Development Department

Councilmember Stewart moved to recommend approval of the Parking Reform Development Code Amendment as recommended by the City Plan Commission, with the following changes:

- Industrial and commercial and business service uses will maintain parking ratios only when contiguous to a single-family use located in a single-family residential zoning district.
- Remove parking minimums for all uses located in designated historic buildings.
- Strike change to development impact review threshold by retaining the current threshold of 6,000 trips per day.
- Retain current minimums for high schools only and remove minimums for all other schools.
- For restaurants, clarify that there are no parking minimums for the first 2,500 square feet of floor area. And for bars, retain the CPC recommendation.
- For multifamily developments of 200 dwelling units or more, require a minimum of one space per unit. For multifamily developments of 20 units or less, remove parking minimums. For multifamily developments between 20 and 200 units, require a minimum of one-half space per unit.
- Strike the driveway entrances conditions from the design of parking provisions in Section 51A-4.301.

Motion seconded by Councilmember West and unanimously amended. (Bazaldua absent)

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

MAY 5, 2025

BRIEFINGS/POTENTIAL ACTION ITEMS

Item B: Off-Street Parking & Loading Development Code Amendment

Councilmember Stewart moved to reconsider the item that was forwarded to city council on April 7, 2025 with no committee recommendation from the Economic Development Committee.

Motion seconded by Councilmember West and unanimously reconsidered. (Bazaldua absent)

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

MAY 5, 2025

BRIEFINGS/POTENTIAL ACTION ITEMS

Item C: Visit Dallas FY 2024-25 Update

The following individuals briefed the committee on the item:

- Rosa Fleming, Director Convention Event Services; and
- Craig Davis, CEO/President Visit Dallas

# OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

MAY 5, 2025

## BRIEFING MEMOS

- Item D: Upcoming Agenda Item: Authorize an economic development incentive agreement and all other necessary documents with Palladium Buckner Station, Ltd. and/or its affiliates (“Developer”) to include: (1) a Chapter 380 Economic Development Grant in an amount not to exceed \$8,316,907.16 (“Grant”) and (2) a Chapter 380 Economic Development Loan in an amount not to exceed \$6,183,092.84 (“Loan”), in consideration of the Palladium Buckner Station Project, a mixed-income and transit-oriented development project proposed on real property currently addressed as 8008 Elam Road, in accordance with the Economic Development Incentive Policy - Total not to exceed \$14,500,000.00 - Financing: Economic and Southern Area Transit-Oriented Development Funds (2006 General Obligation Bond Fund) (\$1,583,815.53), ECO (I) Fund (2017 General Obligation Bond Fund) (\$1,738,275.42), Economic Development (G) Fund (2024 General Obligation Bond Fund) (\$4,994,816.21), and Public/Private Partnership Fund (\$6,183,092.84) (subject to current and annual appropriations)
- Item E: Cityplace Tower and The Apron a mixed-income, mixed-use, and transit-oriented development project located at Cityplace Tower and surrounding undeveloped land at 2711 N. Haskell Avenue. (City Council District 14)
- Item F: Quarterly Update: Economic Development Incentives Awarded via Administrative Action
- Item G: D CEO’s 2025 Commercial Real Estate Awards
- Item H: Dallas Business Journal’s 2025 Best Real Estate Deals

The committee discussed the items.

MINUTES OF THE CITY COUNCIL COMMITTEE  
MONDAY, MAY 5, 2025

EXHIBIT C