

MINUTES OF THE CITY COUNCIL COMMITTEE
MONDAY, MARCH 2, 2026

26-0013

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

PRESENT: [7] Moreno, Ridley, West, Gracey, Cadena, Blair Roth

ABSENT: [0]

The meeting was called to order at 1:18 p.m. with a quorum of the committee present.

The meeting agenda, posted in accordance with Chapter 551, "OPEN MEETINGS," of the Texas Government Code, was presented.

The meeting recessed at 3:12 p.m. and reconvened to open session at 3:19 p.m.

After all business properly brought before the city council had been considered, the meeting adjourned at 6:23 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.

MINUTES OF THE CITY COUNCIL COMMITTEE
MONDAY, MARCH 2, 2026

EXHIBIT A

RECEIVED

2026 FEB 24 PM 7:37

**CITY SECRETARY
DALLAS, TEXAS**

City of Dallas

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

Public Notice

260203

POSTED CITY SECRETARY
DALLAS, TX



Economic Development Committee

March 2, 2026

1:00 PM

2025 CITY COUNCIL COMMITTEE APPOINTMENTS

AD HOC COUNCIL COMMITTEES	COUNCIL COMMITTEES
AD HOC COMMITTEE ON ADMINISTRATIVE AFFAIRS Moreno (C), Cadena, M. Johnson, Mendelsohn, Stewart <p style="text-align: right;">**Assigned: 08/29/25</p>	ECONOMIC DEVELOPMENT Moreno (C), Ridley (VC), Blair, Cadena, Gracey, Roth, West <p style="text-align: right;">**Assigned: 08/29/25</p>
AD HOC COMMITTEE ON GENERAL INVESTIGATING AND ETHICS Willis (C), Blair, Cadena, Mendelsohn, Stewart <p style="text-align: right;">**Assigned: 08/29/25</p>	PARKS, TRAILS, AND THE ENVIRONMENT Stewart, (C), West (VC), Bazaldua, Blackmon, Blair, M. Johnson, Ridley <p style="text-align: right;">**Assigned: 08/29/25</p>
AD HOC COMMITTEE ON JUDICIAL NOMINATIONS Ridley (C), Resendez, Roth, Stewart, West <p style="text-align: right;">**Assigned: 08/29/25</p>	FINANCE West (C), Stewart (VC), Gracey, M. Johnson, Moreno, Resendez, Willis <p style="text-align: right;">**Assigned: 08/29/25</p>
AD HOC COMMITTEE ON LEGISLATIVE AFFAIRS Mendelsohn (C), M. Johnson, Moreno, Ridley, Stewart <p style="text-align: right;">* Assigned: 07/17/25</p>	HOUSING AND HOMELESSNESS SOLUTIONS Mendelsohn (C), Blair (VC), Bazaldua, Gracey, Moreno, Resendez, Willis <p style="text-align: right;">**Assigned: 08/29/25</p>
AD HOC COMMITTEE ON PENSIONS Stewart (C), Blackmon, M. Johnson, Mendelsohn, Moreno, Resendez, Roth, West, Willis <p style="text-align: right;">**Assigned: 08/29/25</p>	PUBLIC SAFETY Mendelsohn (C), Moreno (VC), Cadena, M. Johnson, Resendez, Roth, Stewart <p style="text-align: right;">**Assigned: 08/29/25</p>
AD HOC COMMITTEE ON PROFESSIONAL SPORTS RECRUITMENT AND RETENTION West (C), Bazaldua, Blackmon, Blair, Cadena, Resendez, Ridley <p style="text-align: right;">**Assigned: 08/29/25</p>	QUALITY OF LIFE, ARTS, AND CULTURE Gracey (C), Cadena (VC), Bazaldua, Ridley, Roth, West, Willis <p style="text-align: right;">**Assigned: 08/29/25</p>
	TRANSPORTATION AND INFRASTRUCTURE Ridley (C), Roth (VC), Blackmon, Blair, Cadena, Gracey, Mendelsohn <p style="text-align: right;">**Assigned: 08/29/25</p>
	GOVERNMENT EFFICIENCY M. Johnson (C), Mendelsohn (VC), Bazaldua, Blackmon, Resendez, Ridley, Roth <p style="text-align: right;">**Assigned: 08/29/25</p>

(C) – Chair, (VC) – Vice Chair

* Assigned: 07/17/25

**Assigned: 08/29/25

Note: A quorum of the Dallas City Council may attend this Council Committee meeting.

General Information

The Dallas Council Committees regularly meet on Mondays beginning at 9:00 a.m. and 1:00 p.m. in the Council Chambers, 6th floor, City Hall, 1500 Marilla. Council Committee agenda meetings are broadcast live on bit.ly/cityofdallastv 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 y por cablevisión en la estación *Time Warner City Cable Canal 16*.

Intérpretes para personas con impedimentos auditivos están disponibles si lo solicita con 48 horas de anticipación llamando al (214) 670-5208 (aparato auditivo V/TDD). La Ciudad de Dallas se esfuerza por cumplir con el decreto que protege a las personas con impedimentos, *Americans with Disabilities Act*. **La agenda del Ayuntamiento está disponible en formatos alternos si lo solicita.**

Si tiene preguntas sobre esta agenda, o si desea hacer comentarios o presentar quejas con respecto a servicios de la Ciudad, llame al 311.

Reglas de Cortesía

Las asambleas del Ayuntamiento Municipal reúnen a ciudadanos de diversos intereses e ideologías. Para asegurar la imparcialidad y el orden durante las asambleas, el Ayuntamiento ha adoptado ciertas reglas de cortesía que aplican a todos los miembros del Ayuntamiento, al personal administrativo, personal de los medios de comunicación, a los ciudadanos, y a visitantes. Estos reglamentos establecen lo siguiente:

- Ninguna persona retrasará o interrumpirá los procedimientos, o se negará a obedecer las órdenes del oficial que preside la asamblea.
- Todas las personas deben abstenerse de entablar conversaciones, comer, beber y fumar dentro de la cámara del Ayuntamiento.
- Anuncios y pancartas deben permanecer fuera de la cámara del Ayuntamiento.
- No se permite usar teléfonos celulares o enlaces electrónicos (*paggers*) audibles en la cámara del Ayuntamiento durante audiencias del Ayuntamiento Municipal

"Los ciudadanos y visitantes presentes durante las asambleas del Ayuntamiento Municipal deben de obedecer las mismas reglas de comportamiento, decoro y buena conducta que se aplican a los miembros del Ayuntamiento Municipal. Cualquier persona que haga comentarios impertinentes, utilice vocabulario obsceno o difamatorio, o que al dirigirse al Ayuntamiento lo haga en forma escandalosa, o si causa disturbio durante la asamblea del Ayuntamiento Municipal, será expulsada de la cámara si el oficial que este presidiendo la asamblea así lo ordena. Además, se le prohibirá continuar participando en la audiencia ante el Ayuntamiento Municipal. Si el oficial que preside la asamblea no toma acción, cualquier otro miembro del Ayuntamiento Municipal puede tomar medidas para hacer cumplir las reglas establecidas, y el voto afirmativo de la mayoría del Ayuntamiento Municipal precisará al oficial que este presidiendo la sesión a tomar acción." Según la sección 3.3 (c) de las reglas de procedimientos del Ayuntamiento.

Handgun Prohibition Notice for Meetings of Governmental Entities

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

"Pursuant to Section 46.03, Penal Code (places weapons prohibited), a person may not carry a firearm or other weapon into any open meeting on this property."

"De conformidad con la Sección 46.03, Código Penal (coloca armas prohibidas), una persona no puede llevar un arma de fuego u otra arma a ninguna reunión abierta en esta propiedad."

This Council Committee meeting will be held by video conference and in the Council Chambers, 6th Floor at City Hall.

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 meeting will be broadcast live on Spectrum Cable Channel 16 and online at bit.ly/cityofdallastv.

The public may also listen to the meeting as an attendee at the following video conference link:

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=mcc04bf9246bd0f575e14f091146d1379>

Call to Order

MINUTES

1. [26-784A](#) Approval of November 3, 2025, Economic Development Committee Meeting
Attachments: [Minutes](#)
2. [26-750A](#) Approval of January 6, 2026, Economic Development Committee Meeting
Attachments: [Minutes](#)

BRIEFING ITEMS and ACTION ITEMS

- A. [26-761A](#) Public Hearing on City Hall.
- B. [26-762A](#) Discussion and Feedback on Proposed Redevelopment of City Hall.
[Assistant City Manager, Robin Bentley]

Attachments: [Presentation](#)

BRIEFING MEMOS and ACTION ITEMS

- C. [26-751A](#) Upcoming Agenda Item: Acquisition of approximately 36,685 square feet (0.842 acres) of commercially improved land addressed as 2222 Sylvan Avenue, Dallas, Texas 75208 to support the Fire Station No. 45 relocation and redevelopment project ("Project") as necessary and convenient to the implementation of the Fort Worth Avenue TIF District Project Plan and Reinvestment Zone Financing Plan (City Council District 6) [Kevin Spath , Director, Office of Economic Development]

Attachments: [Memorandum](#)

- D. [26-753A](#) Upcoming Agenda Item: Authorize an Amendment to Reprogramming Budget No. 2 (Substantial Amendment No. 2) to the City's FY 2025-26 Action Plan to Authorize the Use of Up to \$935,101.50 in Community Development Block Grant (CDBG) funds as Interim Loan Financing for the City's Section 108 Hotel Project Loan Agreement with the U.S. Department of Housing and Urban Development (HUD) for the Hotel Project located at 1011 South Akard Street [Maria Smith, Assistant Director, Office of Economic Development]

Attachments: [Memorandum](#)

- E. [26-752A](#) Quarterly Update: Economic Development Incentives Awarded via Administrative Action [Heather Lepaska, Deputy Director, Office of Economic Development]

Attachments: [Memorandum](#)

- F. [26-754A](#) Board of Adjustment Rules of Procedure Amendments [Andreea Udrea, Deputy Director, Planning & Development Department]

Attachments: [Memorandum](#)

- G. [26-758A](#) Authorize a public hearing to amend Article XIII, "Form Districts," of Chapter 51A, "Dallas Development Code," to list tattoo and body piercing as an example of permitted personal service uses instead of as an example of prohibited personal service uses in form-based zoning districts pursuant to the Five-Signature Memorandum by Councilmember West submitted on January 29, 2026 [Andreea Udrea, Deputy Director, Planning and Development]

Attachments: [Memorandum](#)

- H. [26-760A](#) Electric vehicle parking space charging requirements, electric vehicle capable space scaling, and an ordinance amending Dallas City Code Chapters 53 and 57 to provide a maximum number of required electric vehicle capable spaces. [Mina Eskander, Assistant Director, Planning & Development Department]

Attachments: [Memorandum](#)

ADJOURNMENT

EXECUTIVE SESSION NOTICE

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code § 551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code § 551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code § 551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code § 551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code § 551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code § 551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex Govt. Code § 551.089]
8. deliberating cybersecurity measures, policies, or contracts solely intended to protect a critical infrastructure facility. [Tex. Gov't Code § 551.0761]

MINUTES OF THE CITY COUNCIL COMMITTEE
MONDAY, MARCH 2, 2026

EXHIBIT B

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

MARCH 2, 2026

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

Councilmember Ridley moved to adopt the minutes as presented.

Motion seconded by Councilmember Blair and unanimously adopted.

Item 2: Approval of January 6, 2026, Economic Development Committee Meeting

Councilmember Blair moved to adopt the minutes as presented.

Motion seconded by Councilmember West and unanimously adopted.

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

MARCH 2, 2026

BRIEFING ITEMS AND ACTION ITEMS

Item A: Public Hearing on City Hall

The following individuals addressed the committee on the item:

Jennifer Scripps, 1401 Elm St.
Cydney Walker, 2245 Jordan St.
Andrew Skola, 6931 Cornelia Ln.
Quin Mathews, 6808 Meadow Lake Cir.
Melanie Vanlandingham, 6300 Lakeshore Dr.
Dolores Levy Serroka, 4822 Swiss Ave.
Robert Meckfessel, 1427 Haines Ave.
Cookie Peadon, 7111 Debbe Dr.
Kevin Pheiffer, 1905 Old Orchard Dr.
Mike Northrup, 5703 Richmond Ave.
Carol Bell-Walton, 6705 Velasco Ave.
Bruce Richardson, 5607 Richmond Ave.
Stan Allen, 3165 O Bannon Dr.
Ronnie Mestas, 3215 Rutz St.
Howard Dennie, 5638 Winding Woods Trl.
Shelley Potter, 4437 Cole Ave.
Martha Heimberg, 1523 Abrahams Rd.
Michael Amonett, 2210 W. 10th St.
Matthew Bach, 15746 Covewood Cir.
Jessica Stewart Lendvay, 155 Classen Dr.
Mary Paras, 2703 Kingston St.
Luis Spinola, 2518 Chalk Hill Rd.
Dominique Alexander, 1808 S. Good Latimer Expy.
Lucy Billingsley, 6701 Turtle Creek Blvd.
Zaida Basora, 3525 Racquet Club Dr.
Karen Lorince, 5607 Richmond Ave.
Veletta Lill, 622 Blair Blvd.
Rudy Karimi, 6214 Goliad Ave.
Fernando Esparza, 1135 Mountain Lake Rd.
Rawlings Gilliland, 7342 Eccles Dr.
Erika Huddlesta, 5028 Milam St.
Patricia Simon, 4519 Gaston Ave.
Matthew Mabel, 3914 Frontier Ln.
Terri Raith, 1518 Abrams Rd.
Edward Stone, 6718 Rolling Vista Dr.
Sarah Crain, 6350 Keller Springs Rd.
Andrew Ciubotam, 1706 Galice St.
Brent Brown, 2500 McKinney Ave.

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

MARCH 2, 2026

BRIEFING ITEMS AND ACTION ITEMS

Item B: Discussion and Feedback on Proposed Redevelopment of City Hall.

The following individual briefed the committee on the item:

- Robin Bentley, Assistant City Manager, City Manager's Office

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

MARCH 2, 2026

BRIEFING MEMOS AND ACTION ITEMS

Item C: Upcoming Agenda Item: Acquisition of approximately 36,685 square feet (0.842 acres) of commercially improved land addressed as 2222 Sylvan Avenue, Dallas, Texas 75208 to support the Fire Station No. 45 relocation and redevelopment project (“Project”) as necessary and convenient to the implementation of the Fort Worth Avenue TIF District Project Plan and Reinvestment Zone Financing Plan (City Council District 6)

Councilmember Cadena moved to adopt the item.

Motion seconded by Councilmember West.

Chair Moreno called a vote and declared the item adopted on a divided vote with Councilmember Ridley voting “No.”

Item D: Upcoming Agenda Item: Authorize an Amendment to Reprogramming Budget No. 2 (Substantial Amendment No. 2) to the City’s FY 2025-26 Action Plan to Authorize the Use of Up to \$935,101.50 in Community Development Block Grant (CDBG) funds as Interim Loan Financing for the City’s Section 108 Hotel Project Loan Agreement with the U.S. Department of Housing and Urban Development (HUD) for the Hotel Project located at 1011 South Akard Street

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

Item F: Board of Adjustment Rules of Procedure Amendments

Item G: Authorize a public hearing to amend Article XIII, “Form Districts,” of Chapter 51A, “Dallas Development Code,” to list tattoo and body piercing as an example of permitted personal service uses instead of as an example of prohibited personal service uses in form-based zoning districts pursuant to the Five-Signature Memorandum by Councilmember West submitted on January 29, 2026

Item H: Electric vehicle parking space charging requirements, electric vehicle capable space scaling, and an ordinance amending Dallas City Code Chapters 53 and 57 to provide a maximum number of required electric vehicle capable spaces.

The committee discussed the items.

MINUTES OF THE CITY COUNCIL COMMITTEE
MONDAY, MARCH 2, 2026

EXHIBIT C