

**DRAFT**

**City of Dallas**

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



**COUNCIL AGENDA**

**April 23, 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](http://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](http://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 precisara 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, APRIL 23, 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/cityofdallastv](https://dallascityhall.webex.com/dallascityhall/j.php?MTID=mf2c78133961fcb9615bf02caeccbbe15):

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=mf2c78133961fcb9615bf02caeccbbe15>

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

INVOCATION AND PLEDGE OF ALLEGIANCE

OPEN MICROPHONE

MINUTES	Item 1
CONSENT AGENDA	Items 2-45
ITEMS FOR INDIVIDUAL CONSIDERATION	Items 46-50
ZONING	Items Z1-Z17
MISCELLANEOUS HEARINGS	Item PH1

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

Invocation and Pledge of Allegiance

Agenda Item/Open Microphone Speakers

## **VOTING AGENDA**

1. [25-1133A](#) Approval of Minutes of the April 9, 2025 City Council Meeting

## **CONSENT AGENDA**

### **Budget and Management Services**

2. [25-1177A](#) Authorize (1) preliminary adoption of the FY 2025-26 HUD Consolidated Plan Budget for U.S. Department of Housing and Urban Development (HUD) Grant Funds in an estimated amount of \$29,879,823 for the following programs and estimated amounts: (a) Community Development Block Grant (CDBG) in the amount of \$13,023,068; (b) HOME Investment Partnerships Program (HOME) in the amount of \$5,078,453; (c) Emergency Solutions Grant in the amount of \$1,213,719; (d) Housing Opportunities for Persons with AIDS in the amount of \$9,864,583; (e) estimated HOME and CDBG Program Income in the amount of \$700,000; and (2) a public hearing to be held on May 28, 2025, to receive comments on the proposed use of funds - Financing: This action has no cost consideration to the City (see Fiscal Information)

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

3. [25-1178A](#) Authorize settlement of the lawsuit styled, Lamarcus Ward v. City of Dallas, Cause No. DC-23-10699 - Not to exceed \$50,000.00 - Financing: Liability Reserve Fund
4. [25-1179A](#) Authorize settlement of the lawsuit styled, Lorenzo Cardell v. City of Dallas, Cause No. CC-23-03915-B - Not to exceed \$35,000.00 - Financing: Liability Reserve Fund
5. [25-1180A](#) Authorize settlement of the lawsuit styled, Terrell Hammonds Jr. v. City of Dallas, Cause No. CC-23-03273-A - Not to exceed \$35,000.00 - Financing: Liability Reserve Fund

**Dallas Police Department**

6. [25-1146A](#) Authorize a three-year Interlocal Agreement with the University of Texas at San Antonio to provide consulting services and technical assistance for the Dallas Police Department violent crime reduction effort for the period March 15, 2025 through March 31, 2028 - Not to exceed \$337,305.00 - Financing: General Fund (subject to annual appropriations)
7. [25-1126A](#) Authorize a three-year sole source services agreement for a cloud-based CJIS compliant software solution for managing law enforcement interactions, Case Closed, for the Dallas Police Department - Crime Tech Solutions, LLC, sole source - Not to exceed \$271,244.50 - Financing: FY21 Bureau of Justice Assistance Grant Fund (\$85,901.07) and General Fund (\$185,343.43) (subject to annual appropriations)

**Dallas Water Utilities Department**

8. [25-994A](#) Authorize the **(1)** acceptance of Regional Toll Revenue Funds from the State of Texas, acting by and through the Texas Department of Transportation (TxDOT), within the North Central Texas Council of Governments (NCTCOG) Metropolitan Planning Area (Agreement No. CSJ 0918-24-306) for a project using funds held in the State Highway (121) Subaccount to mitigate environmental impacts from construction of the City's storm water pump house located at the southeast corner of McCallum Boulevard and Hillcrest Road to accommodate Dallas Area Rapid Transit's Silverline in the amount of \$1,800,000.00; **(2)** receipt and deposit of funds in the amount of \$1,800,000.00 in the TXDoT RTR Hillcrest Pump House Fund **(3)** establishment of appropriations in the amount of \$1,800,000.00 in the TXDoT RTR Hillcrest Pump House Fund; for the period from execution of the agreement through April 30, 2028; and **(4)** execution of the Advance Funding Agreement with TxDOT and all terms, conditions, and documents required by the agreement - Total amount of \$1,800,000.00 - Financing: TXDoT RTR Hillcrest Pump House Fund
9. [25-767A](#) Authorize an increase in the construction services contract with Eagle Contracting, LLC for additional work at the Jim Miller Pump Station and Reservoir - Not to exceed \$409,225.92, from \$35,936,000.00 to \$36,345,225.92 - Financing: Water Construction Fund
10. [25-625A](#) Authorize an increase in the construction services contract with SYB Construction Company, Inc. for additional work associated with the installation and rehabilitation of water and wastewater mains and water transmission valves at five locations - Not to exceed \$1,929,810.72, from \$21,679,451.50 to \$23,609,262.22 - Financing: Water (Drinking Water) - TWDB 2022 Fund (\$1,307,454.72) and Wastewater Capital Improvement F Fund (\$622,356.00)

**Department of Aviation**

11. [25-1148A](#) Authorize a mutual termination of lease agreement with Creative Bar Concepts, LLC to terminate the lease of restaurant space at Dallas Executive Airport - Estimated Revenue Forgone: Aviation Fund \$157,337.00, over approximately a four-year period

**Department of Facilities and Real Estate Management**

12. [25-1092A](#) A resolution authorizing the conveyance of an easement and right-of-way containing approximately 62,806 square feet of land to Oncor Electric Delivery Company, LLC for the construction, maintenance and use of power lines, power poles and electric transformer facilities across City-owned land located near the intersection of South Central Expressway and Simpson Stuart Road - Financing: No cost consideration to the City
13. [25-1288A](#) An ordinance abandoning a portion of four utility easements to the City of Dallas, the abutting owner, containing a total of approximately 20,811 square feet of land, located near the intersection of Cedar Crest and Kiest Boulevards - Revenue: General Fund \$11,150.00, plus the \$20.00 ordinance publication fee
14. [25-1138A](#) An ordinance granting a private license to Donald James McNamara, Jr. and Joan P. McNamara, for the use of approximately 204 square feet of land to install, occupy, maintain and utilize a barrier wall on a portion of Overbrook Drive right-of-way located near its intersection with Abbott Avenue - Revenue: General Fund \$2,497.00, plus the \$20.00 ordinance publication fee
15. [25-1159A](#) An ordinance providing for the closure and vacation to vehicular traffic of a portion of Brookside Drive, containing approximately 11,177 square feet of land, located near the intersection of Brookside Drive and Covington Lane - Financing: No cost consideration to the City
16. [25-1287A](#) An ordinance providing for the closure and vacation to vehicular traffic of a portion of Cadillac and Chrysler Drives and Mildred, Roberta and Spivey Streets; and portions of four alleys, containing a total of approximately 165,056 square feet of land, located near the intersection of Cedar Crest Boulevard and Morrell Avenue - Financing: No cost consideration to the City
17. [25-1289A](#) Authorize (1) acquisition of approximately 76,181 square feet of land; and (2) acquisition of a slope easement of approximately 10,630 square feet of land located near the intersection of University Hills Boulevard and Wheatland Road for the Wheatland Road Extension Project - Not to exceed \$209,600.00 (\$206,100.00, plus closing costs and title expenses not to exceed \$3,500.00) - Financing: 2024B Certificates of Obligation Fund



18. [25-1276A](#) Authorize acquisition from Joe Delores Deleon and wife, of approximately 3,733 square feet of land near the intersection of Poe and McPherson Streets for the West Dallas Gateway Project - Not to exceed \$133,850.00 (\$128,000.00 plus closing cost and title expenses not to exceed \$5,850.00) - Financing: 2024B Certificates of Obligation Fund
19. [25-1278A](#) Authorize acquisition from Lucia Estrada and Samuel Lozano, of approximately 3,316 square feet of land near the intersection of Poe and McPherson Streets for the West Dallas Gateway Project - Not to exceed \$149,850.00 (\$140,000.00 plus closing cost and title expenses not to exceed \$9,850.00) - Financing: 2024B Certificates of Obligation Fund
20. [25-1181A](#) Authorize an amendment to an existing lease agreement with Marcer Investments, LLC to extend the lease agreement for an additional five years for approximately 7,400 square feet of office space located at 6925 Lake June Road, to be used as a Women, Infants and Children Clinic for the period August 1, 2025 through July 31, 2030 - Not to exceed \$757,122.96 - Financing: Health and Human Services Commission Grant Funds (subject to annual appropriations)
21. [25-1134A](#) Authorize an amendment to an existing lease agreement with SVEA DB Holdings II, LLC to extend the lease agreement for an additional five years for approximately 5,500 square feet of office and clinic space located at 2851 Dairy Road, Garland, Texas, to be used as a Women, Infants and Children Clinic for the period January 1, 2026 through December 31, 2030 - Not to exceed \$691,754.28 - Financing: Health and Human Services Commission Grant Funds (subject to annual appropriations)
22. [25-1129A](#) Authorize a work order under the existing two-year construction services contract, with three one-year renewal options to perform job order contracting services, previously approved on March 8, 2023, by Resolution No. 23-0355, with RS Commercial Construction, LLC, for installation of a new roof covering at the Kidd Springs Recreation Center located at 711 West Canty Street - Not to exceed \$687,805.62 - Financing: FY2024-25 Community Development Block Grant

## Department of Housing and Community Development

23. [25-1155A](#) Authorize the City Manager to negotiate and execute a forgivable development loan agreement and security documents with Braniff Lofts LP, an affiliate of Sycamore Strategies, LLC (together, the Applicant) in an amount not to exceed \$7,000,000.00 in American Rescue Plan Act (ARPA) Redevelopment Fund, for the development of Braniff Lofts, a 48-unit permanent supportive housing complex located 2801 Wycliff Avenue, Dallas, Texas 75219 (Project) - Not to exceed \$7,000,000.00 - Financing: ARPA Redevelopment Fund

24. [25-1147A](#) Authorize the Dallas Public Facility Corporation to **(1)** acquire, develop, and own 5550 LBJ, a mixed-income multifamily development to be located at 5550 Lyndon B. Johnson Freeway, Dallas, Texas 75240 (Project); and **(2)** enter into a seventy-five-year lease agreement with High Street Residential, Inc. or its affiliate, for the development of the Project - Estimated Revenue Forgone: General Fund: \$170,331,504.00 (see Fiscal Information)

## Department of Planning and Development

25. [25-1256A](#) A resolution correcting Resolution No. 250283, established by City Council for the creation of Willow Ranch Municipal Utility District No. 1, established on February 12, 2025 - Financing: No cost consideration to the City
26. [25-1105A](#) An ordinance amending Chapter 52 "Administrative Procedures for the Construction Codes"; **(1)** amending fees for Commercial remodel and Q-Team review; **(2)** streamlining and eliminating various fees; **(3)** providing a saving clause; **(4)** providing a severability clause; and **(5)** providing an effective date - Estimated Revenue: Building Inspection Fund \$3,500,000.00 (see Fiscal Information)
27. [25-1258A](#) An ordinance amending Chapter 56, "Dallas Electrical Code," of the Dallas City Code, as amended; adopting with certain changes the 2023 Edition of the National Electrical Code of the National Fire Protection Association, Inc.; regulating the construction, enlargement, alteration, repair, use, and maintenance of electrical work in the city; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date- Financing: No cost consideration to the City (see Fiscal Information)
28. [25-1246A](#) An ordinance correcting **(1)** Specific Use Permit No. 2558 established by Ordinance No. 32811; **(2)** Planned Development District No. 840, established by Ordinance No. 28104; and **(3)** Planned Development District No. 1052, established by Ordinance No. 31859 - Financing: No cost consideration to the City

**Department of Transportation and Public Works**

29. [25-657A](#) Authorize the City Manager to provide the Notice of Establishment for Quiet Zones along the Dallas Area Rapid Transit's Silver Line corridor (formerly known as the Cotton Belt Line) encompassing 11 railroad crossings on the following streets: East Belt Line Road, Dallas Parkway Southbound, Dallas Parkway Northbound, Knoll Trail Drive, Davenport Road East/West, Campbell Road, Davenport Road North/South, McCallum Boulevard, Meandering Way, Dickerson Street, and a crossing at the future Copenhagen Avenue in the Cypress Waters Development as provided for in the Federal Railroad Administration's Final Train Horn Rule - Financing: No cost consideration to the City
30. [25-976A](#) Authorize a construction services contract for the construction of 10th Street from Interstate 35 (I-35) to Clarendon Drive - Estrada Concrete Company, LLC, lowest responsible bidder of seven - Not to exceed \$3,968,280.00 - Financing: 10th Street from IH-35 to Clarendon - RTR Fund (\$2,400,000.00), Street and Transportation (A) Fund (2017 General Obligation Bond Fund) (\$100,930.00), Water Capital Improvement G Fund (\$653,000.00), Wastewater Capital Improvement G Fund (\$783,500.00), Wastewater Construction Fund (\$16,500.00), and Water Construction Fund (\$14,350.00)
31. [25-1087A](#) Authorize an increase in the construction services contract with Estrada Concrete Company, LLC to add funding to compensate the contractor for the additional emergency work needed to reconstruct the retaining wall located at 9000-9300 Block of South Audelia Road - Not to exceed \$1,338,743.50, from \$92,788,440.00 to \$94,127,183.50 - Financing: Street and Alley Improvement Fund

**Office of Arts and Culture**

32. [25-1183A](#) A resolution authorizing the ArtsActivate 2026 Program, a project-based cultural support program within the Office of Arts and Culture to support art and cultural services in the City of Dallas for FY 2025-26 and approving the program guidelines - Financing: No cost consideration to the City

33. [25-1184A](#) Authorize the Sixth Amendment to the lease agreement with the Dallas Theater Center to **(1)** extend the term of the agreement through September 30, 2028; **(2)** continue the implementation of the Equitable Access Plan through the term of the Sixth Amendment; **(3)** suspend venue rental rates at the level as published for FY 2025; and **(4)** for the City to provide direct financial support for the extension of the lease agreement. - Not to exceed \$150,000.00 - Financing: General Fund

## Office of Economic Development

Note: Agenda Item Nos. 47 and 48 must be considered before Agenda Item Nos. 34-37.

34. [25-1152A](#) Authorize **(1)** a public hearing to be held on May 28, 2025, 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 for the specified area of the District, for the purpose of providing supplemental public services, to be funded by an assessment on real property and real property improvements in the District; and, at the close of the public hearing; **(2)** approval of a resolution creating the District for a period of seven years; **(3)** approval of the District's Service Plan for 2026-2032 for the purpose of providing supplemental public services, to be funded by assessments on real property and real property improvements in the District; and **(4)** approval of 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 (see Fiscal Information)
35. [25-1154A](#) Authorize **(1)** a public hearing to be held on May 28, 2025, 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 for the specified area of the District, for the purpose of providing supplemental public services, to be funded by an assessment on real property and real property improvements in the District; and, at the close of the public hearing; **(2)** approval of a resolution creating the District for a period of ten years; **(3)** 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 **(4)** approval of a management contract with RedBird Improvement District Corporation, a to be formed Texas nonprofit corporation, as the management entity for the District - Financing: This action has no cost consideration to the City (see Fiscal Information)

36. [25-1153A](#) Authorize **(1)** a public hearing to be held on May 28, 2025, 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 assessment on real property and real property improvements in the District; and, at the close of the public hearing; **(2)** approval of a resolution renewing the District for a period of ten years; **(3)** 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 **(4)** 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)
37. [25-1151A](#) Authorize **(1)** a public hearing to be held on May 28, 2025, 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 ("the Act"), for the specified area of the District, for the purpose of providing supplemental public services, to be funded by an assessment on real property and real property improvements in the District; and, at the close of the public hearing; **(2)** approval of a resolution renewing the District for a period of ten years; **(3)** 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 **(4)** approval of 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)

38. [25-1260A](#) Authorize a public hearing to be held on May 14, 2025 to receive comments on proposed amendments to the Project Plan and Reinvestment Zone Financing Plan ("Plan") for Tax Increment Reinvestment Zone Number Eleven, the Downtown Connection Tax Increment Financing ("TIF") District ("Zone") to: **(1)** add a provision to the Plan for a directed sale of the current City-owned parcel of land (approximately 1.09 acres) addressed as 660 N. Griffin Street and the current location of Fire Station No. 18 in as-is condition and at fair market value in accordance with Chapter 311 of the Texas Tax Code and Chapter 272 of the Texas Local Government Code; **(2)** reprogram \$6,980,602 in 2006 NPV dollars (approximately \$17,561,516 in total dollars) from the Redevelopment of Vacant/Underutilized Downtown Buildings, Underdeveloped Parcels, Surface Parking Lots line item to the Public Safety Building line item in the Downtown Connection Sub-district budget to support the relocation and construction of a new Fire Station No. 18 facility in the Zone; and **(3)** make corresponding modifications to the Zone's Plan; and, at the close of the public hearing, consider an ordinance amending Ordinance No. 26096, previously approved on August 29, 2005, as amended, to reflect these amendments - Financing: No cost consideration to the City

#### Office of Homeless Solutions

39. [25-1262A](#) Authorize the City Manager to execute two one-year contracts, each with one option to extend for time only, with Housing Forward, as a sole source, approved as to form by the City Attorney, for the coordination of the Street to Home Initiative enhancing the efforts of the Dallas Real Time Rehousing Program to provide **(1)** financial assistance, including rental assistance, paid utilities, and supportive services, in an amount not to exceed \$1,900,000.00; and **(2)** supportive services only; in an amount not to exceed \$1,096,897.95 to persons experiencing homelessness - Total amount not to exceed \$2,996,898.95 - Financing: HOME-ARPA HASS Fund (subject to annual appropriations)

**Office of Procurement Services**

40. [25-1127A](#) Authorize a three-year master agreement for the purchase of printed utility bill inserts and accessories for the Dallas Water Utilities Department - AC Printing, LLC, lowest responsible bidder of four - Estimated amount of \$746,553.00 - Financing: Dallas Water Utilities Fund
41. [25-1128A](#) Authorize a four-year master agreement for the purchase of law enforcement duty gear for the Dallas Police Department - Botach, Inc. in the estimated amount of \$349,600.00, Con10gency Consulting LLC in the estimated amount of \$300,000.00, G T Distributors, Inc. in the estimated amount of \$7,422,812.60, GALLS, LLC in the estimated amount of \$3,380,180.92, PROFORCE MARKETING, INC. dba Proforce Law Enforcement in the estimated amount of \$1,134,503.02, CG Wholesale LLC in the estimated amount of \$2,354,102.00, and GTM Intermediate Holdings, Inc. dba Tacmed Solutions, LLC in the estimated amount of \$306,600.00, lowest responsible bidders of nine - Total estimated amount of \$15,247,798.54 - Financing: General Fund
42. [25-1042A](#) Authorize a three-year service price agreement for mobile hose replacement services for City owned vehicles for citywide use - HYD-TX, LLC dba Pirtek Love Field, JBL Hose Service LLC dba Texas Hose Pro, and 4 - STAR Hose & Supply, Inc., lowest responsible bidders of four - Total estimated amount of \$515,087.50 - Financing: General Fund (\$26,275.00), Sanitation Operation Fund (\$196,200.00), Dallas Water Utilities Fund (\$148,550.00), and Equipment and Fleet Management Fund (\$144,062.50) (subject to annual appropriations)

## Park & Recreation Department

43. [25-1270A](#) Authorize the **(1)** acceptance of a grant from the Texas Parks and Wildlife Department (TPWD) for the Local Parks Grant Program (TPWD P.O. No. CA-0006636, Project No. 55-24001) for the development of the Community Park at Fair Park Fitness Loop project located at Fair Park in the amount of \$2,598,820.00 of which the State's portion is \$1,299,410.00, the local match portion is \$1,299,410.00 to be provided by Fair Park First (FPF), and the State's reimbursement to the City of Dallas in an amount not to exceed \$1,299,410.00 for the period January 25, 2024 through April 30, 2028; **(2)** establishment of appropriations in an amount not to exceed \$1,299,410.00 in the TPWD Local Parks Grant Program CP-FP Fund; **(3)** the establishment of appropriations in the amount of \$1,299,410.00 the FPF Match-Community Park at Fair Park Fitness Loop Fund; **(4)** receipt and deposit of funds in the amount not to exceed \$1,299,410.00 into the TPWD Local Parks Grant Program CP-FP Fund; **(5)** receipt and deposit of funds in the amount not to exceed \$1,299,410.00 into the FPF Match-Community Park at Fair Park Fitness Loop Fund; and **(6)** execution of the grant agreement with TPWD and all terms, conditions and documents required by the grant agreement - Total amount of \$2,598,820.00 - Financing: TPWD Local Parks Grant Program Grant CP-FP Fund (\$1,299,410.00), and FPF Match-Community Park at Fair Park Fitness Loop Fund (\$1,299,410.00)
44. [25-998A](#) Authorize a professional services contract with AEC Holdco, LLC DBA Grace Herbert Curtis Architects, LLC for architectural and engineering services for the schematic design, design development, construction documents, bidding and negotiation, and construction administration for the renovation of three recreation center facilities, including Kiest Park Recreation Center at 3081 South Hampton Road, John C. Phelps Recreation Center at 3030 Tips Boulevard, and Tommie M. Allen Recreation Center at 7071 Bonnie View Road - Not to exceed \$537,632.00 - Financing: Park and Recreation Facilities (B) Fund (2024 General Obligation Bond Fund)
45. [25-956A](#) Authorize a ten-year maintenance agreement with the Turtle Creek Association to accept the installation of a loaned cast bronze sculpture of a walking crow, valued at \$200,000.00, on park property, located at 3400 Fairmont Avenue - Financing: No cost consideration to the City

## ITEMS FOR INDIVIDUAL CONSIDERATION

### City Secretary's Office

46. [25-1186A](#) 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)



## Office of Economic Development

Note: Agenda Item Nos. 47 and 48 must be considered before Agenda Item Nos. 34-37.

47. [25-1245A](#) A resolution authorizing a waiver to the minimum public improvement district (PID) petition approval thresholds outlined in the City's PID Policy, subject to approval by three-quarters of the City Council, for purposes of deeming petitions submitted to the City of Dallas by Preferred Place, LLC, requesting the creation of the RedBird Public Improvement District (District) as sufficient, meeting the minimum requirements for creation set forth in Chapter 372 of the Local Government Code (the Act) but falling below the City's minimum petition approval threshold for creation - Financing: This action has no cost consideration to the City
48. [25-1247A](#) A resolution authorizing a waiver to the minimum public improvement district (PID) petition approval thresholds outlined in the City's PID Policy, subject to approval by three-quarters of the City Council, for purposes of deeming petitions submitted to the City of Dallas by Ferguson Road Initiative requesting the creation of the Far East Dallas Public Improvement District (District) as sufficient, meeting the minimum requirements for creation set forth in Chapter 372 of the Local Government Code (the Act) but falling below the City's minimum petition approval threshold for creation - Financing: This action has no cost consideration to the City

## Department of Facilities and Real Estate Management

Note: Agenda Item No. 49 and 50 must be considered collectively.

49. [25-1192A](#) Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Charter DMN Holdings, LP, of approximately 36,228 square feet of land located near the intersection of Young and Houston Streets for the Kay Bailey Hutchison Convention Center Dallas Master Plan Component 1 Convention Center Expansion Project - Not to exceed \$6,553,040.00 (\$6,521,040.00, plus closing costs and title expenses not to exceed \$32,000.00) - Financing: Convention Center Construction Fund
50. [25-594A](#) Authorize acquisition from Charter DMN Holdings, LP, of approximately 185,941 square feet of land located near the intersection of Young and Houston Streets, for the Kay Bailey Hutchison Convention Center Dallas Master Plan Component 1 Convention Center Expansion Project - Not to exceed \$45,120,000.00 (\$45,000,000.00, plus closing costs and title expenses not to exceed \$120,000.00) - Financing: Convention Center Construction Fund

## PUBLIC HEARINGS AND RELATED ACTIONS

### Department of Planning and Development

#### ZONING CASES - CONSENT

- Z1. [25-1160A](#) A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 959 for a private school on property zoned an R-16(A) Single Family District and an R-10(A) Single Family District, on the southwest corner of Harvest Hill Road and Inwood Road  
Recommendation of Staff: Approval, subject to an amended site plan, amended landscape plan, and staff's recommended conditions  
Recommendation of CPC: Approval, subject to an amended site plan, amended landscape plan, and CPC recommended conditions  
Z234-132(MB)
- Z2. [25-1161A](#) A public hearing to receive comments regarding an application for and an ordinance granting a new Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the southeast corner of North Jim Miller Road and Lake June Road  
Recommendation of Staff: Approval for a two-year period, subject to a site plan and conditions  
Recommendation of CPC: Approval for a two-year period, subject to a site plan and conditions  
Z234-138(WK/CC)
- Z3. [25-1162A](#) A public hearing to receive comments regarding an application for and an ordinance granting (1) a TH-3(A) Townhouse District; and (2) a resolution accepting the termination of deed restrictions [Z167-361] on property zoned an NO(A) Neighborhood Office District, on the southeast corner of North Hampton Road and Calypso Street  
Recommendation of Staff: Approval  
Recommendation of CPC: Approval, subject to deed restrictions volunteered by the applicant  
Z234-195(LC)
- Z4. [25-1163A](#) A public hearing to receive comments regarding an application for and a resolution accepting an amendment to a portion of deed restrictions [Z045-239] on property zoned an R-10(A) Single Family District with deed restrictions [Z045-239], on the northeast line of Middlefield Road, southeast of Bicentennial Lane  
Recommendation of Staff: Approval  
Recommendation of CPC: Approval  
Z234-268(MB)

- Z5. [25-1164A](#) A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 143, on the northwest corner of IH-635 and Valley View Lane  
Recommendation of Staff: Approval, subject to amended development, landscape, traffic management plans, and amended conditions  
Recommendation of CPC: Approval, subject to amended development, landscape, traffic management plans, and amended conditions  
Z234-271(LL)
- Z6. [25-1165A](#) A public hearing to receive comments regarding an application for and an ordinance granting a new Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern on property zoned CR Community Retail District and a P(A) Parking District, on the west line of Inwood Road north of Lovers Lane  
Recommendation of Staff: Approval for a three-year period, subject to a site plan and conditions  
Recommendation of CPC: Approval for a three-year period, subject to a site plan and conditions  
Z234-333(CC)
- Z7. [25-1166A](#) A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the southeast corner of Simpson Stuart Road and Bonnie View Road  
Recommendation of Staff: Approval for a five-year period, subject to a site plan and conditions  
Recommendation of CPC: Approval for a three-year period, subject to a site plan and conditions  
Z234-334(CR)
- Z8. [25-1167A](#) A public hearing to receive comments regarding an application for and a resolution accepting the termination of deed restrictions [Z023-163 and a portion of Z812-139] on property zoned an MU-3 Mixed Use District with deed restrictions [Z023-163 and Z812-139], on the north line of LBJ Freeway, east of Coit Road  
Recommendation of Staff: Approval  
Recommendation of CPC: Approval  
Z234-343(MB)

- Z9. [25-1168A](#) A public hearing to receive comments regarding an application for and an ordinance granting a CS Commercial Service District and a resolution accepting deed restrictions volunteered by the applicant on property zoned an R-10(A) Single Family District, on the east line of Quietwood Drive, between Interstate 20 and Kingsland Road  
Recommendation of Staff: Approval  
Recommendation of CPC: Approval, subject to deed restrictions volunteered by the applicant  
Z234-345(LC)
- Z10. [25-1169A](#) A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Specific Use Permit No. 2107 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a CR Community Retail District with a D-1 Liquor Control Overlay, on the north corner of Ramona Avenue and East Overton Road  
Recommendation of Staff: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions  
Recommendation of CPC: Approval for a five-year period, subject to a site plan and conditions\_  
Z234-346(CC)
- Z11. [25-1170A](#) A public hearing to receive comments regarding an application for and an ordinance granting an amendment to Planned Development District No. 916, on property zoned Planned Development District No. 916 to modify parking requirements, sign regulations, and development standards, generally bounded by East Northwest Highway, Skillman Street, East Lovers Lane and Greenville Avenue  
Recommendation of Staff: Approval, subject to amended conditions  
Recommendation of CPC: Approval, subject to amended conditions  
Z245-111(LC)
- Z12. [25-1171A](#) A public hearing to receive comments regarding an application for and an ordinance granting a new subdistrict on property zoned Subdistrict 1A within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, on the northeast corner of West Commerce Street and Pittman Street  
Recommendation of Staff: Approval, subject to amended conditions  
Recommendation of CPC: Approval, subject to amended conditions  
Z245-118(LC)

- Z13. [25-1172A](#) A public hearing to receive comments regarding an application for and an ordinance granting an R-5(A) Single Family District on property zoned a CR Community Retail District, on the north line of Burma Road, between Kiska Street and Saipan Street  
Recommendation of Staff: Approval  
Recommendation of CPC: Approval  
Z245-129(CC)
- Z14. [25-1173A](#) A public hearing to receive comments regarding an application for and an ordinance granting an R-5(A) Single Family District on property zoned a CS Commercial Service District, on the south line of Corregidor Street and east of Carbondale Street  
Recommendation of Staff: Approval  
Recommendation of CPC: Approval  
Z245-130(CC)
- Z15. [25-1174A](#) A public hearing to receive comments regarding an application for and an ordinance granting the renewal of Specific Use Permit No. 1881 for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay, on the northwest corner of Greenville Avenue and Bell Avenue  
Recommendation of Staff: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to amended conditions  
Recommendation of CPC: Approval for a five-year period, subject to amended conditions  
Z245-131(LC)
- Z16. [25-1175A](#) A public hearing to receive comments regarding an application for and an ordinance granting an R-5(A) Single Family District on property zoned a CS Commercial Service District, on the east line of Carbondale Street, south of Fellow Lane  
Recommendation of Staff: Approval  
Recommendation of CPC: Approval  
Z245-139(TB)
- Z17. [25-1176A](#) A public hearing to receive comments regarding an application for and an ordinance granting a Specific Use Permit for a hotel or motel use on property zoned CA-1(A) Central Area District, on the south line of Main Street, east of South Pearl Expressway  
Recommendation of Staff: Approval, subject to a site plan and conditions  
Recommendation of CPC: Approval, subject to a site plan and conditions  
Z245-147(TB)

## **MISCELLANEOUS HEARINGS**

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

- PH1. [25-1259A](#) A public hearing and an ordinance amending Chapter 52, "Administrative Procedures for the Construction Codes," of the Dallas City Code by amending Sections 101, 102, 103, 104, 301, and 1002; amending Chapter 53, "Dallas Building Code," of the Dallas City Code by amending Sections 202, 310, and 4102; amending Chapter 54, "Dallas Plumbing Code," of the Dallas City Code by amending Sections 101, G104, G105, and G106; amending Chapter 55, "Dallas Mechanical Code," of the Dallas City Code by amending Section 101; amending Chapter 56, "Dallas Electrical Code," of the Dallas City Code by amending Section 81.4; amending Chapter 57, "Dallas One-and Two-Family Dwelling Code," of the Dallas City Code by amending Sections R101, R202, R301, and R302, and adding a new Section R334, "Consolidated Dwellings"; amending Chapter 58, "Dallas Existing Building Code," by amending Sections 202, 402, 405, 502, 503, 701, 702, 1103, 1401, and 1402; amending Chapter 61, "Dallas Green Construction Code," of the Dallas City Code by amending Section 101; amending Chapter 62, "Dallas Swimming Pool and Spa Code," of the Dallas City Code by amending Section 101; relating to amendments to allow construction of a structure with up to eight dwelling units to be considered a residential structure, and renaming the "Dallas One-and Two-Family Dwelling Code" as the "Dallas One- to Eight -Family Dwelling Code"; providing a saving clause; providing a severability clause; and providing an effective date - Financing: No cost consideration to the City

## 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]