

## NOTICE OF PUBLIC MEETING

Pursuant to the provisions of Chapter 551, V.T.C.A., Government Code, notice is hereby given of a meeting of the Mayor and City Council of the City of Arlington, Texas, to be held in the Council Chamber, First Floor, City Hall, 101 West Abram Street, Arlington, Texas, on the **14<sup>th</sup> day of October, 2025 at 6:30 p.m.**

The subject of said meeting is contained in the agenda for said meeting which is attached hereto and made a part hereof.

This notice was posted on the **8<sup>th</sup> day of October, 2025 at 4:00 p.m.**



A handwritten signature in cursive script that reads 'Alex Busken'. The signature is fluid and extends to the right.

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Alex Busken  
City Secretary



## Agenda

**Arlington City Council  
Regular Meeting**

**City Hall Council Chamber  
101 W. Abram Street**

**Tuesday, October 14, 2025  
6:30 PM**

**I. CALL TO ORDER**

**II. INVOCATION AND PLEDGE OF ALLEGIANCE TO U.S. AND TEXAS FLAGS**

**III. SPECIAL PRESENTATIONS**

**IV. SPEAKER GUIDELINES AND GENERAL DECORUM**

**V. APPOINTMENTS TO BOARDS AND COMMISSIONS**

**VI. CONSIDERATION OF ITEMS FROM EXECUTIVE SESSION**

**6.1. Marquis Circle Drainage Improvements - Necessity Resolution; Project No. PWDR22010**

A resolution determining the necessity of acquiring permanent drainage and sanitary sewer easements and temporary construction easements for the public use of constructing, reconstructing, maintaining and using drainage improvements, and all appurtenances for the Marquis Circle Drainage Improvements project.

**VII. CONSIDERATION OF MINUTES**

- 7.1.** September 9, 2025, Evening Meeting  
September 16, 2025, Afternoon Meeting  
September 16, 2025, Evening Meeting  
[09-09-25 Evening Meeting Minutes](#)  
[09-16-25 Afternoon Meeting Minutes](#)  
[09-16-25 Evening Meeting Minutes](#)

**VIII. CONSIDERATION OF CONSENT AGENDA**

Approval of the Consent Agenda authorizes the City Manager to implement each item in accordance with staff recommendations and all votes on the final reading will be recorded as reflected on first reading unless otherwise indicated.

## CONSENT AGENDA - MINUTE ORDERS

**8.1. Change Order No. 1 for the Construction Contract for the Richard Simpson Park Phase II Improvements, Project No. PJPKPL21001**

Authorize the City Manager or his designee to execute Change Order No. 1 for the Construction Contract for the Richard Simpson Park Phase II Improvements project with Cole Construction, Inc., of Fort Worth, Texas, in an amount not to exceed \$274,100, for a new total amount not to exceed \$3,885,738.82. Funding is available in Parks Capital Account No. CC508503-PJPKPL21001-SC0533.

[Staff Report - Change Order No. 1 - Richard Simpson Park Phase II.docx](#)

[Change Order No. 1 - Richard Simpson Park Phase II.pdf](#)

**8.2. Contract for the Purchase and Replacement of Water Meters, Project 26-0047**

Authorize the City Manager or his designee to approve the purchase and replacement of water meters with Thirkettle Corporation, dba Aqua Metric Sales Company, of Riverside, California, through the Houston-Galveston Area Council Cooperative Purchasing Program, in an amount not to exceed \$983,875.63, and execute any and all documents necessary to carry out such contract. Funds are budgeted in Water Inventory Account No. CC658501-PJWUMI25001-SC0692.

[Staff Report - Contract for the Purchase and Replacement of Water Meters.docx](#)

**8.3. Contract Modification No. 2 to the Engineering Services Contract for the Ditch Improvements (Arbrook, Beverly, Colorado, Oak Creek), Project No. PWDR22007**

Authorize the City Manager or his designee to execute Contract Modification No. 2 to the engineering services contract for the Ditch Improvements (Arbrook, Beverly, Colorado, Oak Creek) with Freese and Nichols, Inc., of Fort Worth, Texas, in an amount not to exceed \$132,458, with a new contract total not to exceed \$1,125,738. Funding is available in the Stormwater Utility Fund Account No. CC308501-PJPWDR22007-SC0574 [\$110,823] and Street Bond Fund Account No. CC358504-PJPWDR22007-SC0574 [\$21,635].

[Staff Report -CM No. 2 to the ESC for the Ditch Improvements](#)

[Contract - Staff Report -CM No. 2 to the ESC for the Ditch Improvements](#)

[Location Map - Staff Report -CM No. 2 to the ESC for the Ditch Improvements](#)

**8.4. Contract Modification No. 7 to the Design of Engineering Controls Systems for City Facilities, Project CMAM20004**

Authorize the City Manager or his designee to execute Contract Modification No. 7 to the Design of Engineering Controls Systems for City Facilities with McAfee3 Architecture, Inc., of Dallas, Texas, in an amount not to exceed \$90,168.84 for a new contract total in an amount not to exceed \$503,784.89. Funds are budgeted in the Municipal Facilities Capital Project Account No. CC768501-FD4045-SC0574 (\$81,168.84) and in the Non-Departmental Projects Account No. CC190601-FD1000-SC0537 (\$9,000).

[Staff Report - Contract Modification No. 7 to the Design of Engineering Controls Systems for City Facilities.docx](#)

[Attachment - Contract Modification No. 7 to the Design of Engineering Controls Systems for City Facilities.pdf](#)

**8.5. Rescind Construction Contract for Green Oaks Boulevard Pond Dredging, Project No. PWDR22003**

Authorize the City Manager or his designee to rescind Minute Order No. 06102025-009 awarding the construction contract for the Green Oaks Boulevard Pond Dredging project with Paragon Integrated Services Group, LLC, of Houston, Texas, an amount not to exceed \$2,598,011.95, and reject all responsive bids that were received for the project. The rejection of bids will have no immediate financial impact.

[Staff Report - Rescind Construction Contract for the Green Oaks Boulevard Pond Dredging.docx](#)

[Bid Tab - Construction Contract for the Green Oaks Boulevard Pond Dredging.pdf](#)

[Location Map - Construction Contract for the Green Oaks Boulevard Pond Dredging.pdf](#)

**8.6. Purchase of a Replacement Dump Truck and Two Excavators for the Public Works Department, Project 26-0039**

Authorize the City Manager or his designee to approve the purchase of a replacement dump truck and two excavators for the Public Works Department with:

- Rush Truck Centers of Texas, LP, of San Antonio, Texas, through the Texas Local Government Purchasing Cooperative, in an amount not to exceed \$221,712;
- Associated Supply Company, Inc., dba ASCO Equipment, of Lubbock, Texas, through the Texas Local Government Purchasing Cooperative, in an amount not to exceed \$650,000;

for a total amount not to exceed \$871,712, and execute any and all documents necessary to carry out such purchase. Funds are budgeted in Street Maintenance Sales Tax Account No. CC720101-SC2021.

[Staff Report - Purchase of a Replacement Dump Truck and Two Excavators for the Public Works Department.docx](#)

**8.7. Purchase of Thirty (30) Replacement Vehicles for the Police Department, Project 26-0051**

Authorize the City Manager or his designee to approve the purchase of thirty (30) replacement vehicles for the Police Department with Caldwell Country Chevrolet II, LLC, of Caldwell, Texas, through the Texas Local Government Cooperative Purchasing Cooperative, in an amount not to exceed \$1,759,000, and execute any and all documents necessary to carry out such purchase. Funds are budgeted in Fleet Services Administration Account No. CC790101-SC2021.

[Staff Report - Purchase of Thirty \(30\) Replacement Vehicles for the Police Department.docx](#)

**CONSENT AGENDA - ORDINANCES FINAL READING**

**8.8. Youth Programs Standards of Care**

Final reading of an ordinance adopting the City of Arlington Youth Programs Standards of Care to provide staffing ratios; minimum staff qualifications; minimum facility, health, and safety standards; and mechanisms for monitoring and enforcing the adopted local standards for municipal youth recreation programs.

[Staff Report - Ordinance for Youth Standards of Care Final Reading 2025.doc](#)

[Ordinance - Youth Standards of Care 2025.pdf](#)

[Policy - Youth Standards of Care 2025.pdf](#)

**8.9. Flood Damage Prevention Ordinance Update**

Final reading of an ordinance amending the "Flood Damage Prevention" Chapter of the Code of the City of Arlington, Texas, 1987, through the amendment of Article V, Provisions For Flood Hazard Reduction, relative to requirements for participation in the National Flood Insurance Program (NFIP) Community Rating System (CRS); providing for a fine of up to \$2,000 for each offense in violation of the ordinance; providing this ordinance be cumulative; and providing for severability, governmental immunity, injunctions, publication, and an effective date.

[Staff Report - Flood Damage Prevention Ordinance.docx](#)

[Ordinance - Flood Damage Prevention Ordinance.pdf](#)

**8.10. Zoning Case SUP25-03 (Element Hotel)**

Final reading of an ordinance adopting Specific Use Permit SUP25-03 for an Upscale Hotel on certain property known as 4560 Waxwing Drive, zoned Airport Overlay (APO) - Community Commercial (CC); amending the Zoning District Map accordingly.

[Staff Report - Zoning Case SUP25-03 \(Element Hotel\)](#)

[Ordinance with Exhibits A and B - Zoning Case SUP25-03 \(Element Hotel\)](#)

[Case Information with P&Z Summary - Zoning Case SUP25-03 \(Element Hotel\)](#)

[Development Plan - Zoning Case SUP25-03 \(Element Hotel\)](#)

[STR-Chain Scales - Zoning Case SUP25-03 \(Element Hotel\)](#)

[Map of Hotels within a 1-Mile Radius - Zoning Case SUP25-03 \(Element Hotel\)](#)

[Letters of Support - Zoning Case SUP25-03 \(Element Hotel\)](#)

**CONSENT AGENDA - RESOLUTIONS**

**8.11. Resolution to Deny Oncor's Proposed Rate Increase**

A resolution finding that Oncor Electric Delivery Company LLC's ("Oncor") application to change rates within the City should be denied; finding that the City's reasonable rate case expenses shall be reimbursed by Oncor; finding that the meeting at which this resolution is passed is open to the public as required by law; requiring notice of this resolution to Oncor and legal counsel.

[Staff Report - Deny Oncor's Proposed Rate Increase](#)

[Resolution - Deny Oncor's Proposed Rate Increase](#)

**8.12. Division Street TxDOT Sidewalk Project (Cooper Street to Collins Street) - COLLINS DIVISION, LLC; Project No. PWSW16003**

A resolution authorizing payment of the Award of Special Commissioners into the registry of the County Court at Law pursuant to condemnation case styled *The State of Texas*

*and The City of Arlington v. COLLINS DIVISION, LLC.*, Cause No. 2025-004080-2, relative to the acquisition of a 1,351 square foot fee acquisition across Lots 22R & 20R, Joseph Toliver Addition, an addition to the City of Arlington, Tarrant County, Texas, according to the plat filed in Cabinet B, Slide 424, and Cabinet B, Slide 373, Plat Records of Tarrant County, Texas, (P.R.T.C.T.), otherwise known as 816 & 808 East Division Street, Arlington, Texas

[Staff Report - Division Street TxDOT Sidewalk Project \(Cooper Street to Collins Street\) - COLLINS DIVISION, LLC](#)

[Resolution - Division Street TxDOT Sidewalk Project \(Cooper Street to Collins Street\) - COLLINS DIVISION, LLC](#)

[Attachment - Division Street TxDOT Sidewalk Project \(Cooper Street to Collins Street\) - COLLINS DIVISION, LLC](#)

**8.13. Federal Aviation Administration Reimbursable Agreement for Airport Infrastructure Improvements**

A resolution authorizing the execution of a Non-Federal Limited Design and Implementation Reimbursable Agreement with the U.S. Department of Transportation, Federal Aviation Administration ("FAA"), relative to airport infrastructure improvements for construction of the E-Space manufacturing facility at Arlington Municipal Airport.

[Staff Report FAA Reimbursable Agreement.docx](#)

[Resolution FAA Reimbursable Agreement.pdf](#)

**IX. ITEMS TO BE WITHDRAWN FROM THE CONSENT AGENDA**

**X. CONSIDER AND VOTE ON WITHDRAWN ITEMS**

**XI. CONSIDERATION OF ORDINANCES - FIRST READING**

**11.1. Mesquite Street Speed Limit Amendment**

First reading of an ordinance amending the "Traffic and Motor Vehicles" Chapter of the Code of the City of Arlington, Texas, 1987, through the amendment of Article III, Speed Regulations, Section 3.04, Speed Limits on Certain Public Streets, by the amendment of the speed limit on Mesquite Street.

[Staff Report - Mesquite Street Speed Limit Amendment.docx](#)

[Location Map - Mesquite Street Speed Limit Amendment.pdf](#)

[Ordinance - Mesquite Street Speed Limit Amendment.pdf](#)

**11.2. (CONTINUED) Amendment to Anti-Discrimination Chapter**

First reading of an ordinance superseding Ordinance No. 25-068 that temporarily suspended the application and enforcement of the "Anti-Discrimination" Chapter of the Code of the City of Arlington, Texas, 1987; and amending the "Anti-Discrimination" Chapter by the amendment of Article I, General Provisions, Section 1.01, Declaration of Policy, Subsection (A), and the deletion of Subsection (C); Section 1.02, Definitions, by the amendment of the definition of "Discrimination", and the deletion of the definitions of "Gender Identity and Expression", and "Sexual Orientation"; Section 1.05, Unlawful Employment Practices, Subsections (A), (B), (C)(1) and (2), (D), and (E); and Section

1.06, Unlawful Public Accommodation Practices, Subsection (A).  
[Staff Report - Amendment to Anti-Discrimination Chapter](#)  
[Ordinance - Amendment to Anti-Discrimination Chapter](#)

## **XII. PUBLIC HEARINGS**

### **PUBLIC HEARING - ORDINANCES FIRST READING**

#### **12.1. Zoning Case ZA25-03 (1225 California Lane)**

Following the public hearing, consider Zoning Case ZA25-03 to change the zoning from Landmark Preservation Overlay-Planned Development for Light Industrial uses (LPO-PD-LI) to Light Industrial (LI) with a reduction in the Landmark Preservation Overlay (LPO) area.

#### **ORDINANCE FIRST READING**

First reading of an ordinance changing the zoning classification on certain property known as 1225 California Lane to Landmark Preservation Overlay-Light Industrial (LPO-LI) on a portion and Light Industrial (LI) on the remainder; amending the Zoning District Map accordingly.

[Staff Report - Zoning Case ZA25-03 \(1225 California Lane\)](#)

[Ordinance - Zoning Case ZA25-03 \(1225 California Lane\)](#)

[Case Information with P&Z Summary - Zoning Case ZA25-03 \(1225 California Lane\)](#)

[Metes and Bounds of LPO - Zoning Case ZA25-03 \(1225 California Lane\)](#)

[Petitions - Zoning Case ZA25-03 \(1225 California Lane\)](#)

#### **12.2. Zoning Case PD25-12 (Balfour Lofts)**

Following the public hearing, consider Zoning Case PD25-12 to change the zoning from Downtown Neighborhood Overlay – Residential Medium Density (DNO-RM-12), Downtown Neighborhood Overlay – Residential Multi-Family (DNO-RMF-22) and Planned Development – Residential Multi-Family (PD for DNO-RMF-22) to Planned Development for Downtown Neighborhood Overlay - Residential, Multi-Family 22 (PD for DNO-RMF-22) uses, with a Development Plan.

#### **ORDINANCE FIRST READING**

First reading of an ordinance changing the zoning classification on certain property known as 701, 703, 705, 709, 711, and 715 Dugan Street, 302 Weeks Avenue, and 700 and 710 E. South Street to Planned Development (PD) for Downtown Neighborhood Overlay – Residential Multi-Family-22 (DNO-RMF-22) uses, with a Development Plan; amending the Zoning District Map accordingly.

[Staff Report - Zoning Case PD25-12 \(Balfour Lofts\)](#)

[Case Information with P&Z Summary - Zoning Case PD25-12 \(Balfour Lofts\)](#)

[Ordinance with Exhibits A&B - Zoning Case PD25-12 \(Balfour Lofts\)](#)

[Applicant Narrative - Zoning Case PD25-12 \(Balfour Lofts\)](#)

[Development Plan - Zoning Case PD25-12 \(Balfour Lofts\)](#)

[Multi-family Saturation Map - Zoning Case PD25-12 \(Balfour Lofts\)](#)

[Republic Letter - Zoning Case PD25-12 \(Balfour Lofts\)](#)

[Letters of Support - Zoning Case PD25-12 \(Balfour Lofts\)](#)

**12.3. Zoning Case Z03-56/P03-56R1 (915 East Randol Mill Road/Walmart Supercenter)**  
**THE APPLICANT HAS REQUESTED A CONTINUANCE TO THE NOVEMBER 4, 2025 COUNCIL MEETING.**

Following the public hearing, consider Zoning Case Z03-56/P03-56R1 for a revision to the approved Development Plan on property zoned Entertainment District Overlay-Planned Development-Community Commercial (EDO-PD-CC) for the installation of a solar panel array on the roof of the structure.

ORDINANCE FIRST READING

First reading of an ordinance approving a revised development plan, Development Plan Z03-56/P03-56R1, on certain property known as 915 East Randol Mill Road, zoned as a Planned Development (PD) for Entertainment District Overlay - Community Commercial (EDO-CC) uses; amending the Zoning District Map accordingly.

[Staff Report - Zoning Case Z03-56/P03-56R1 \(915 East Randol Mill Road/Walmart Supercenter\)](#)

[Location Map - Zoning Case Z03-56/P03-56R1 \(915 East Randol Mill Road/Walmart Supercenter\)](#)

[Applicant Request - Zoning Case Z03-56/P03-56R1 \(915 East Randol Mill Road/Walmart Supercenter\)](#)

**12.4. Zoning Case PD15-05R1 (5301 West Pioneer Parkway)/Circuit Systems Company, Inc.**

Following the public hearing, consider Zoning Case, PD15-05R1, for a revision to an approved Development Plan on property zoned Planned Development for limited Light Industrial (PD-LI) uses.

ORDINANCE FIRST READING

First reading of an ordinance approving a revised development plan, Development Plan PD15-05R1, on certain property known as 5301 West Pioneer Parkway, zoned as a Planned Development (PD) for limited Light Industrial (LI) uses; amending the Zoning District Map accordingly.

[Staff Report - Zoning Case PD15-05R1 \(5301 West Pioneer Parkway\)/Circuit Systems Company, Inc.](#)

[Ordinance with Exhibits A & B - Zoning Case PD15-05R1 \(5301 West Pioneer Parkway\)/Circuit Systems Company, Inc.](#)

[Case Information with P&Z Summary - Zoning Case PD15-05R1 \(5301 West Pioneer Parkway\)/Circuit Systems Company, Inc.](#)

[Development Plan - Zoning Case PD15-05R1 \(5301 West Pioneer Parkway\)/Circuit Systems Company, Inc.](#)

[Applicant Project Narrative - Zoning Case PD15-05R1 \(5301 West Pioneer Parkway\)/Circuit Systems Company, Inc.](#)

OTHER PUBLIC HEARING ITEMS:

**12.5. Reserve at Mayfield Apartments**



A public hearing, in accordance with Section 394.9025(a) of the Texas Local Government Code, held by the governing body of the sponsoring local government of the Arlington Housing Finance Corporation, before bonds can be issued to finance a multifamily residential development by the Arlington Housing Finance Corporation relative to the property located at 1950 E. Mayfield Road, Arlington, Texas (Reserve at Mayfield Apartments).

### **XIII. CONSIDERATION OF RESOLUTIONS**

**13.1. Resolution Authorizing Submission of General and No Litigation Certificate**

A resolution authorizing the submission of the General and No Litigation Certificate to the Attorney General of the State of Texas as required by 15 Tex. Reg. 6289 for the issuance of (Reserve at Mayfield Apartments) Series 2025 bonds.

[Staff Report - General and No Litigation Certificate for Reserve at Mayfield](#)  
[Resolution - General and No Litigation Certificate for Reserve at Mayfield](#)

**13.2. Nominations for Tarrant Appraisal District Board of Directors**

A resolution nominating candidates for the Tarrant Appraisal District Board of Directors.

[Staff Report - Nominations for Tarrant Appraisal District Board of Directors](#)  
[Resolution - Nominations for Tarrant Appraisal District Board of Directors](#)

### **XIV. TABLED ITEMS**

**14.1. (TABLED) Fielder Square Redevelopment**

A resolution authorizing the City Manager or his designee to execute an All Cash Contract of Sale with Arlington Village Apartments, LLC for the purchase of fee simple property rights in land being Lot 2, DJS Addition to the City of Arlington, Tarrant County, Texas, according to the Plat recorded in Volume 388-61, Page 47, Plat Records, Tarrant County, Texas, otherwise known as 408 North Fielder Road, Tarrant County, Texas and authorizing acceptance of the conveyance of fee simple property rights.

[Resolution - All Cash Contract of Sale](#)

**14.2. (TABLED) Professional Services Contract for Relocation Assistance Consulting Services, Project 25-0400**

Authorize the City Manager or his designee to approve the professional services contract for relocation assistance consulting services with CVR Associates, Inc., of Tampa, Florida, in an amount not to exceed \$492,320, and execute any and all documents necessary to carry out such contract. Funds are budgeted in the Municipal Facilities Non-Arbitrage Capital Account No. CC768502-SC0574 and are subject to FY 2026 budget approval.

[Professional Services Contract.pdf](#)

### **XV. CITIZEN PARTICIPATION**

Recognition of visitors with items of business not on the agenda.

Persons who intend to speak during the Citizen Participation portion of an open meeting shall pre-register not later than 5:00 p.m. on the day of the meeting. Persons may pre-register [online](#) by

calling the City Secretary's Office (817-459-6186), or by completing a registration card at the City Secretary's Office. During the pre-registration process, speakers must provide the following information:

- a. the speaker's name and city of residence;
- b. the name of the person or organization that the speaker is representing, if any;
- c. the topic on which the speaker plans to speak;
- d. an indication whether the speaker will be speaking through a translator;
- e. any other information requested by City staff.

The City Manager may direct a member of City staff to contact an individual who has pre-registered to speak in an attempt to resolve any issue or concern. Contact by a member of City staff should in no way suggest that the individual should not appear and address the City Council.

## **XVI. ANNOUNCEMENTS**

### **NOTICE**

- The City Hall Council Chamber 101 W. Abram Street is wheelchair accessible. For accommodations or sign interpretive services, please call 817-459-6100 no later than 24 hours in advance.
- The Council agenda can be viewed on the City's website at [www.Arlingtontx.gov](http://www.Arlingtontx.gov)
- For a complete Arlington Government Channel program schedule, please visit [www.Arlingtontx.gov/broadcast](http://www.Arlingtontx.gov/broadcast)